

SCOTT &
STAPLETON

SUNNINGDALE AVENUE
Leigh-On-Sea, SS9 1JY
£725,000





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This magnificent property is a true one off, turn key home for the next lucky owner and has been designed with the utmost attention to detail using brilliant design techniques and the highest quality fixtures & fittings.

Accommodation comprises a welcoming entrance hall with herringbone parquet flooring, good size bright lounge, large dining area, bespoke oak fitted kitchen with integrated appliances & ground floor cloakroom. The first floor has 2 double bedrooms & stunning family bathroom & fully fitted laundry room. The top floor

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Externally there is a good size, west backing, sunny rear garden with large glass covered pergola whilst there is also secure off street parking with a cart lodge.

Situated in a highly sought after location south of the London Road within the popular Chalkwell Schools catchment area & a short 4 minute walk from Chalkwell park, seafront & station.

A truly unique opportunity to purchase a bespoke home of the highest quality. An early internal inspection is strongly advised.



Accommodation comprises

Feature solid wood double doors with brass framed portholes, leading to entrance porch

Entrance porch

2.06m x 1.27m (6'9 x 4'2)

Obscure glazing to 2 sides, Terracotta tiled flooring, opening in to entrance hall.

Entrance hall

3.61m x 2.24m (11'10 x 7'4)

Stairs to first floor with understairs storage cupboard. Solid Oak herringbone parquet flooring, cast iron radiator, ceiling spotlights.

Ground floor cloakroom

Low level WC with concealed cistern & wall mounted wash hand basin with exposed brass piping & taps, tiled floor & part tiled walls.

Lounge

4.47m x 4.19m (14'8 x 13'9)

Crittall style double glazed bay window to front. Solid Oak herringbone parquet flooring, cast iron radiator, fireplace with brick surround & tiled hearth, dado rail, coved ceiling with ceiling rose.

Dining area

4.75m x 2.31m (15'7 x 7'7)

Crittall style double glazed french doors in double glazed bay leading on to garden, further double glazed window to side. Tiled floor with underfloor heating, dado rail, opening on to kitchen.

Kitchen

4.47m x 3.38m (14'8 x 11'1)

Crittall style double glazed french doors with adjacent full height double glazed windows to rear on to garden. Bespoke oak fitted island style kitchen with gas range cooker, integrated extractor fan & dishwasher, polished resin worktops with inset stainless steel sink with instant hot & sparkling water mixer tap, large built in oak fronted larder cupboard, space for American style fridge freezer. Tiled floor with underfloor heating, dado rail, ceiling spotlights.

First floor landing

4.67m x 1.65m (15'4 x 5'5)

Particularly bright area with feature double height double glazed window to front & further double glazed window to side. Stairs to second floor, fitted wall lights, radiator.

Bedroom 2

4.01m x 3.73m (13'2 x 12'3)

Crittall style double glazed window to front. Painted floorboards, fitted wardrobe, shelving & desk unit, radiator.

Bedroom 3

3.51m x 3.23m (11'6 x 10'7)

Crittall style double glazed window to rear. Cork flooring, radiator.

Laundry room

2.57m x 2.26m (8'5 x 7'5)

Formerly bedroom 4. Crittall style double glazed window to rear. Range of fitted cupboards to 1 wall with airing cupboard, drying area & housing for washing machine & tumble dryer. Heated towel rail, stripped wood flooring.

Family bathroom

3.45m x 2.36m (11'4 x 7'9)

Spectacular room with fabulous natural light from obscure double glazed bay window to side, further double glazed window to front & Velux style skylight. Suite comprising of oval shaped freestanding bath with oversized shower over & mixer tap, low level WC with concealed cistern & wall mounted 'his & hers' wash hand basins with mixer taps and drawers below. Part tiled walls, tiled floor, radiator, wall light points.

Second floor landing

Velux style window to front. Eaves storage cupboard.

Master bedroom

5.00m x 3.45m (16'5 x 11'4)

Opulent room with 3 double glazed windows to rear & 2 Velux style windows to front. Eaves storage cupboards, dado rail, wall lights.

En suite

2.36m x 1.88m (7'9 x 6'2)

2 double glazed windows to rear. Fabulous room with solid marble tiled walls & floor with under floor heating, walk in shower with oversized head and glass screen, large wall mounted cast iron wash hand basin with mixer tap & high level WC. Wall lights, extractor fan.

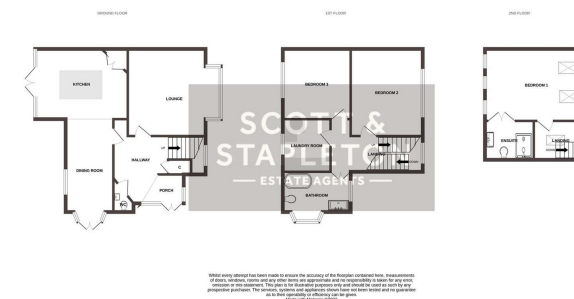
Rear garden

West facing rear garden. Low maintenance being mainly paved with shingled shrub beds & borders with an abundance of trees & shrubs.

Wooden pergola with glass roof ideal for al fresco dining or entertaining. Lots of area's and space to sit, relax or play. Timber sheds, outside tap & lighting, walled to 1 boundary.

Parking

Secure off street parking for 1 car behind solid double gates under wooden cart lodge with pitched & tiled roof. Provision for electric car charging point if required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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