



Sunningdale Avenue

Leigh-on-Sea

- FOUR DOUBLE BEDROOMS
- SOUTH BACKING GARDEN
- EARLY VACANT POSSESSION
- PERFECT FOR SCHOOLS

Offers In Excess Of £750,000

NO ONWARD CHAIN. Four double bedroom character home with two bedrooms accessing the rear balcony, south facing. Immense charm & original features two fantastic sized reception rooms and four very large bedrooms. Very desirable part of Leigh perfect for schools and Chalkwell Station.





AGENTS NOTES

Wonderful character four double bedroom home retaining so many original features including three spectacular fireplaces and original stained glass windows to the front and landing.

Parking for two cars plus with direct access to the courtyard garden area to the side which leads on to the main south facing garden with summer house and shed..

Modern fitted kitchen with built in appliances including an eye level Neff double oven, integrated dishwasher.

What a great location, surrounded by Chalkwell Park and the main line railway station as well as Grammar schools including Westcliff High for boys and girls as well as Chalkwell School and just a stroll to Leigh Broadway.

Internally, is a most inviting character reception hallway with an original fireplace. Leading off the hallway are two fine reception rooms one backing directly onto the garden.

Four double bedrooms to the first floor, two of which have direct access to the sizeable rear balcony.



The property enjoys a south facing garden with power to the summer house and shed.

Off road parking.

Early vacant possession possible.

PORCH

HALLWAY

20' 6" x 8' 6" (6.25m x 2.59m)

LOUNGE

15' 10" x 12' 10" (4.83m x 3.91m)

RECEPTION ROOM / DINING ROOM

26' 7" x 12' 3" (8.1m x 3.73m)

KITCHEN

16' 6" x 12' 10" (5.03m x 3.91m)

W.C.

LANDING

BATHROOM

BEDROOM

13' 8" x 8' 4" (4.17m x 2.54m)

BEDROOM

12' 0" x 10' 8" (3.66m x 3.25m)

BEDROOM

12' 6" x 12' 4" (3.81m x 3.76m)

BEDROOM

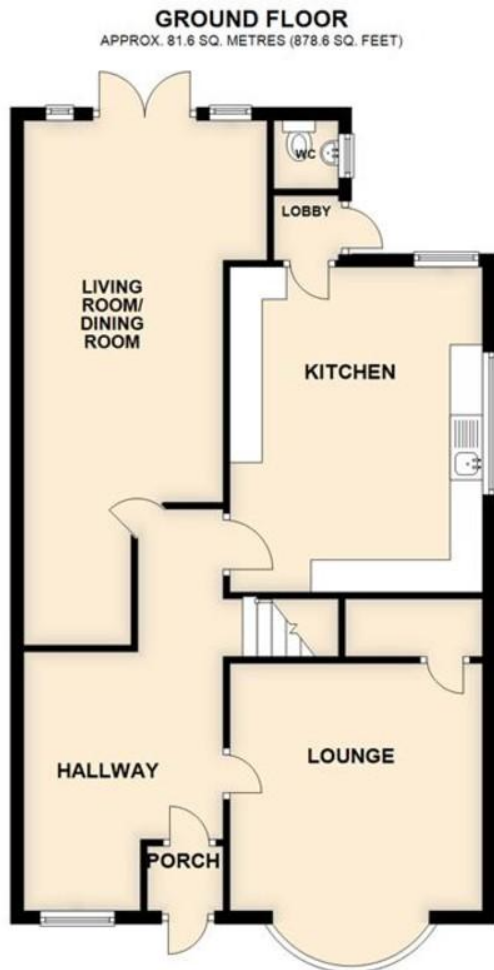
12' 6" x 8' 6" (3.81m x 2.59m)

OFF ROAD PARKING

SOUTH BACKING GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





Floor plan measurements are approximate and for illustrative purposes only.
Plan produced using PlanUp.

24 SUNNINGDALE AVENUE, LEIGH ON SEA

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