



Sunningdale Avenue, Leigh-On-Sea
£850,000

home.

56 Sunningdale Avenue

Leigh-On-Sea
SS9 1JZ



- Contemporary Detached House
- Four Great Size Bedrooms
- Large Garage and Off Street Parking for Four Vehicles
- Beautifully Landscaped South Facing Garden
- Modern Outbuilding - Perfect for Home Office or Gym
- Stunning Open Plan Kitchen Diner with Fitted Appliances
- Downstairs Shower Room and Upstairs Family Bathroom
- Modern, Bright and Spacious Throughout
- Walking Distance to Chalkwell Train Station and Chalkwell Hall School Catchment Area
- Excellent Location Moments from Leigh Road and Leigh Broadway

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this exquisite detached house located on Sunningdale Avenue in the charming area of Leigh-On-Sea. This impressive property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

Upon entering, you are greeted by a generous entrance hall that leads into a stunning open plan kitchen diner. This modern space is enhanced by bi-fold doors that open to the rear garden, allowing for a seamless indoor-outdoor living experience. The kitchen is equipped with built-in appliances, a stylish quartz worksurface, and a large kitchen island, perfect for both cooking and entertaining. The dining area is bathed in natural light thanks to two vaulted skylights, and the comfort of air conditioning ensures a pleasant atmosphere year-round.

The ground floor also features a comfortable lounge area complete with a media wall, a convenient downstairs shower room/WC, and a versatile room currently used as a bedroom, which could easily serve as an additional lounge.

Moving upstairs, you will find three further bedrooms, one of which benefits from air conditioning and a charming bay window that adds character to the space. A modern bathroom completes the upper level, providing ample facilities for family living.

Externally, the property boasts a generous south-facing garden, perfect for enjoying sunny days. Additionally, there is a large outbuilding equipped with power, lighting, heating, and air conditioning, offering



endless possibilities for use as a home office, gym, or studio. The property also provides off-street parking for up to four vehicles, along with a garage for added convenience.

Situated in an excellent location, this home is just a short stroll from Leigh Broadway, Chalkwell Train Station, Chalkwell Park, and the beautiful beach, making it a perfect choice for those seeking a vibrant coastal lifestyle. This remarkable property truly offers a blend of modern living and convenience,

Accommodation Comprises

The property is approached via a block paved driveway enabling parking for four vehicles, side access to rear, garage, external wall lighting. Composite entrance door with obscure double glazed panel into:

Entrance Hallway

Wood effect luxury vinyl flooring, skirting, two ceiling lights, carpeted stairs rising to the first floor lwith understairs storage cupboard plus additional storage cupboard, radiator. Doors to:

Bedroom Four

13'6 x 13'5

Carpeted, skirting, coved cornice, ceiling light, double glazed bay window to front aspect with shutters, built-in cabinetry and shelving to alcoves, radiator.

Downstairs Shower Room

8'3 x 3'5

Marble effect tiled flooring and marble effect part tiled walls, down lights, double glazed obscure window to side aspect, tiled shower cubicle rainfall shower and glass screen panel, extractor fan, WC, wash hand basin with vanity storage beneath, heated towel rail.

Open Plan Kitchen/Lounge/Diner

Kitchen Area

17'2 x 13'6

Wood effect luxury vinyl flooring, skirting, down lights, double glazed bi-folding doors to the rear aspect with shutters, two Skylights. The kitchen is fitted to include a range of base units with marble effect Quartz worksurfaces and matching eye level wall mounted units, Herringbone style splashback, kitchen island with marble effect Quartz worksurfaces, breakfast bar area, storage and feature lights over, integrated Zanussi double oven with Zanussi four ring induction hob and extractor over, double Butler sink with stainless steel mixer tap, space for American fridge freezer, washing machine and tumble dryer, integrated NEFF dishwasher. Open plan to:

Dining Room Area

10'8 x 9'5

Wood effect luxury vinyl flooring, skirting, down lights, vaulted Skylight, air-conditioning unit, continuation of double glazed bi-folding doors with shutters, vertical column radiator. Open to:

Lounge Area

14'10 x 10'8

Wood effect luxury vinyl flooring, skirting, down lights, double glazed windows to the front aspect with shutters, fitted media wall with cabinetry and shelving, radiator.

First Floor Landing

Carpeted, skirting, ceiling light, double glazed obscure window to the side aspect, access to boarded and insulated loft with lighting via hatch and ladder. Doors to:

Bedroom One

13'6 x 13'5

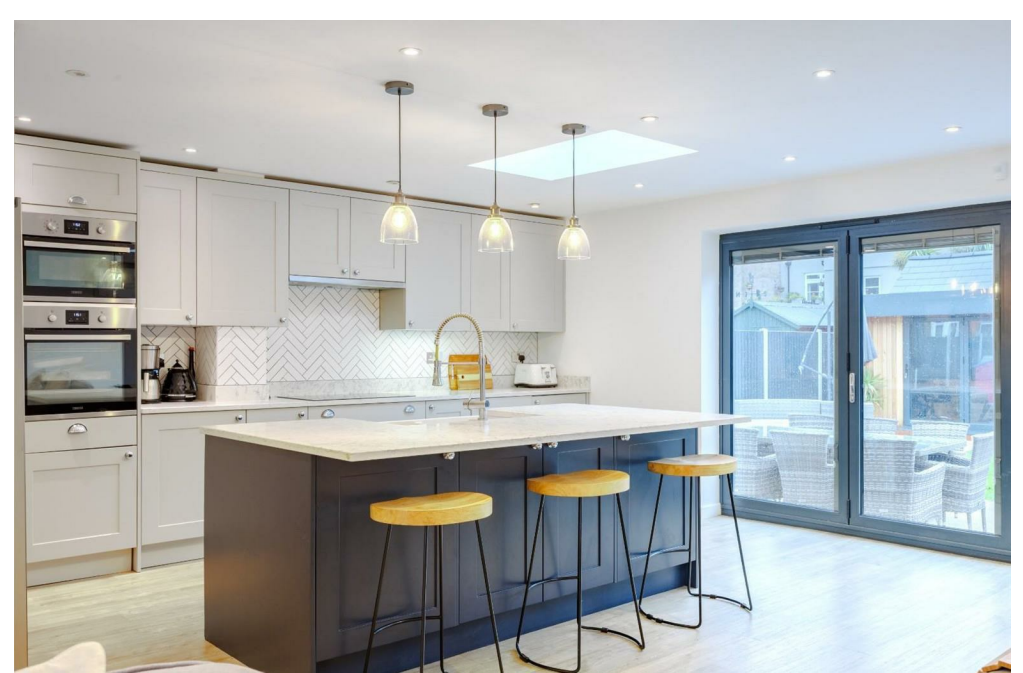
Carpeted, skirting, coved cornice, ceiling light, double glazed bay window to front aspect with shutters, air-conditioning unit, fitted wardrobes, radiator.

Bedroom Two

14'7 x 11'0

Carpeted, skirting, ceiling light, double glazed windows to rear and, double glazed window to front aspect both with shutters, Valiant combi boiler, fitted wardrobes, radiator.





Bedroom Three

11'5 x 7'10

Carpeted, skirting, ceiling light, double glazed window to the rear aspect with shutters, panelled feature wall, radiator.

Bathroom

Tiled flooring and walls, spotlighting, extractor fan, double glazed obscure window to rear aspect, wash hand basin with vanity storage beneath, shaver socket, WC, panelled bath with shower over and Rainfall shower attachment, heated towel rail.

Rear Garden

South facing rear garden commences with a tiled patio area with the remainder being laid to lawn, flower bed border with mature trees and shrubs, side access to the front, rear access to the garage, outbuilding (currently being used as an office and gym), external water tap and lighting.

Garage

11'7 x 7'10

Single glazed panelled door and single glazed window both to the rear, concrete base, Up and over door to front, power and lighting.

Outbuilding

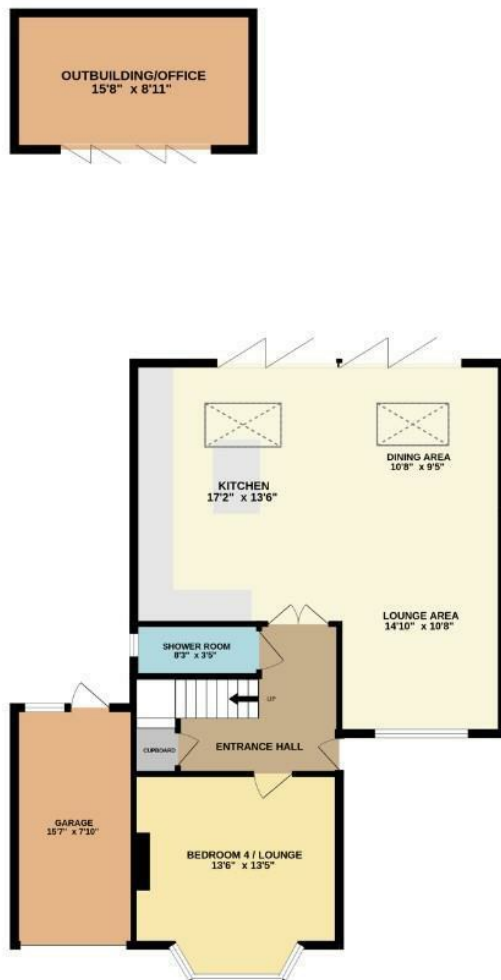
15'8 x 8'11

Double glazed bi-folding door to the front aspect, wood effect laminate flooring, skirting, power and lighting, air-conditioning, radiator.





GROUND FLOOR
1050 sq.ft. approx.



1ST FLOOR
566 sq.ft. approx.



TOTAL FLOOR AREA: 1616 sq.ft. approx.
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Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: E

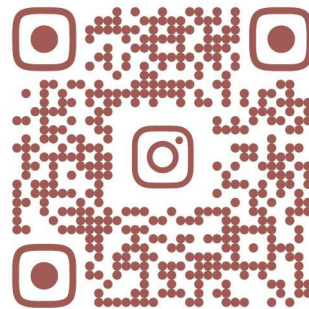
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The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

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