



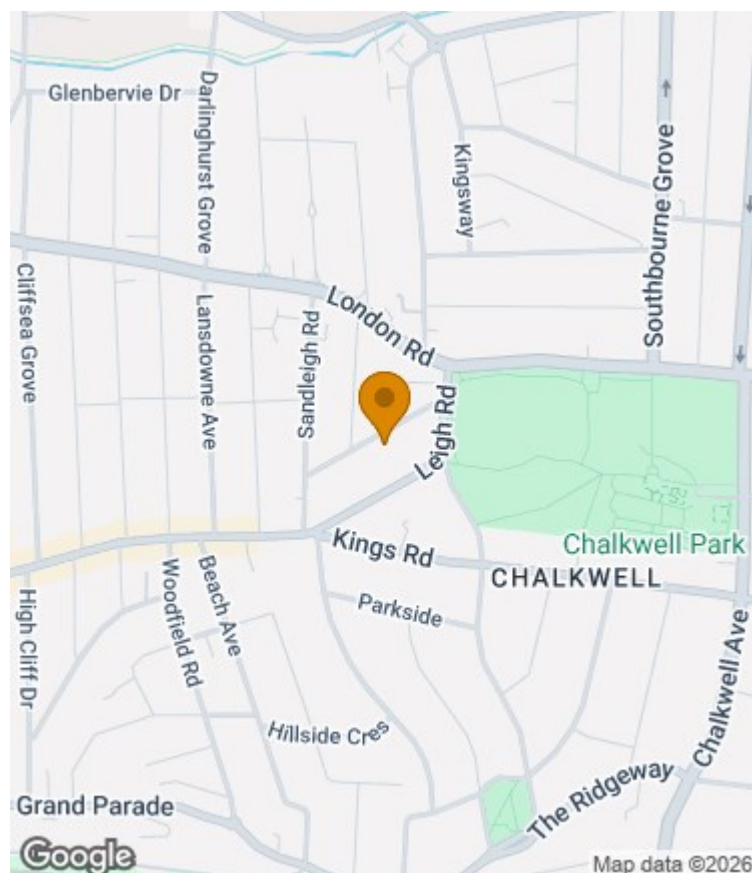
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(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	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



**Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
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DELIGHTFUL CHARACTER FAMILY HOME
OFF STREET PARKING FOR TWO VEHICLES
SOUTH BACKING REAR GARDEN

GROUND FLOOR CLOAKROOM
CLOSE TO CHALKWELL STATION, LEIGH BROADWAY
AND LONDON ROAD SHOPS

FOUR DOUBLE BEDROOMS
TWO GREAT SIZED RECEPTION ROOMS
LARGE SOUTH FACING BALCONY ACCESSED FROM
BEDROOMS TWO & FOUR
MANY ORIGINAL FEATURES
PERFECT FOR LOCAL SCHOOLS

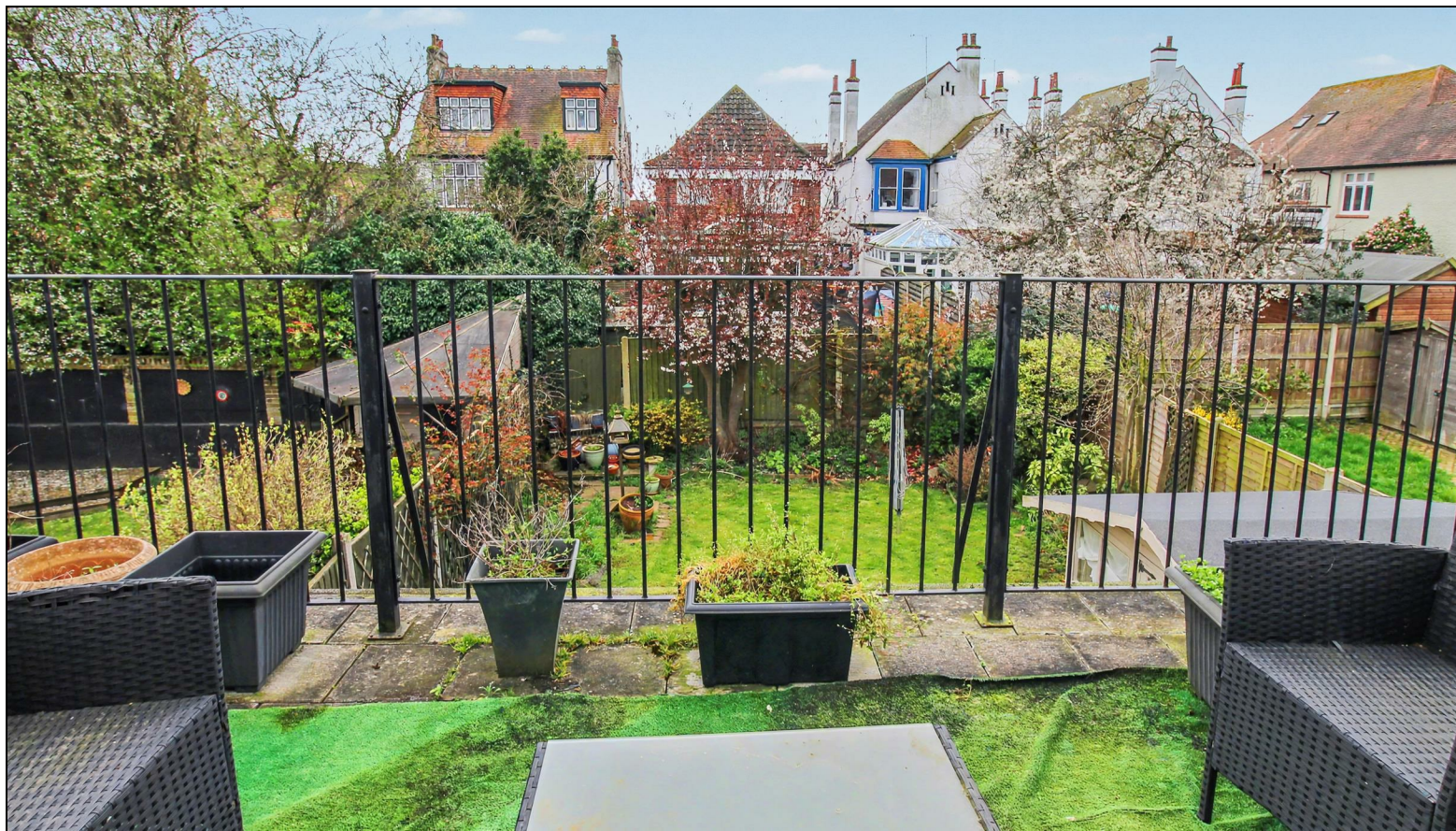
Sunningdale Avenue, Leigh-On-Sea
Guide Price
£675,000 - £750,000



WHAT & WHERE - LOCATED IN A POPULAR RESIDENTIAL TURNING IN THE HEART OF LEIGH, THIS EXQUISITE PERIOD HOME BOASTING MANY ORIGINAL FEATURES INCLUDING FIREPLACES AND STAINED GLASS WINDOWS. WITH FOUR DOUBLE BEDROOMS, TWO GREAT SIZED RECEPTION ROOMS, FITTED KITCHEN, OFF STREET PARKING FOR TWO VEHICLES, SOUTH BACKING GARDEN AND LARGE SOUTH BACKING BALCONY, WE STRONGLY ADVISE AN EARLY INTERNAL INSPECTION.

WHY - PERFECT FOR THOSE LOOKING TO CREATE THEIR "PERFECT FOREVER HOME", COMMUTERS AND DOWNSIZERS ALIKE. WE FEEL THIS HOME WOULD BE SUITABLE FOR A WHOLE RANGE OF BUYERS.

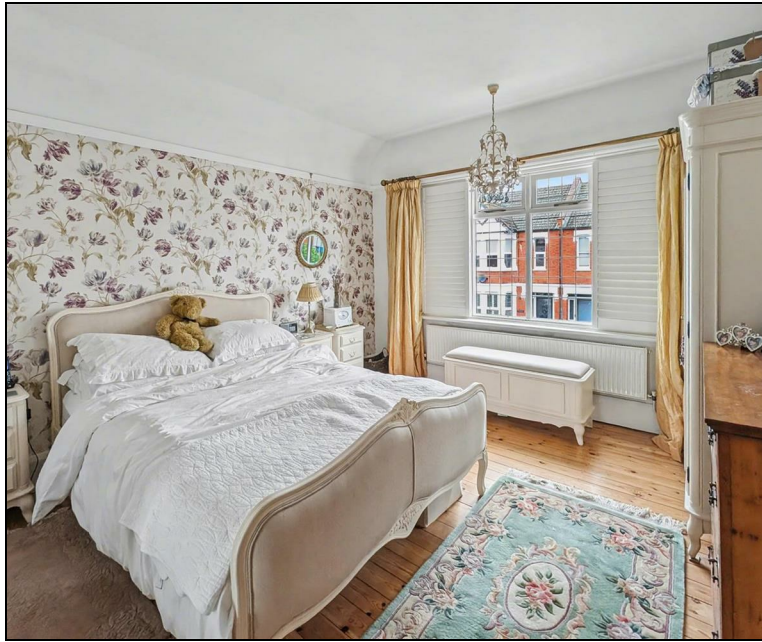
 4  1  2  C Council Tax Band : E



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ENTRANCE PORCH
3'8" x 3'1"

ENTRANCE HALL
8'0" max x 16'2" > 12'2"

LOUNGE
12'0" x 14'4" into bay

LIVING ROOM / DINING
ROOM
26'5" max x 12'2" > 9'11"

KITCHEN / BREAKFAST
ROOM
13'4" x 11'11"

GROUND FLOOR
CLOAKROOM
5'6" x 2'10"

LANDING
12'0" x 9'9" at furthest
points

BEDROOM ONE
12'3" x 12'0"

BEDROOM TWO WITH
BALCONY ACCESS
14'2" x 8'4"

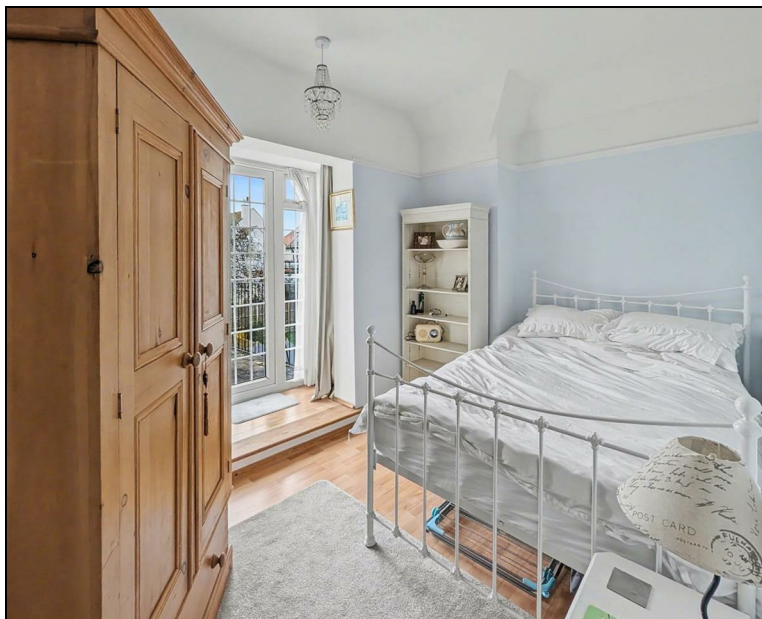
BEDROOM THREE
12'6" x 8'5"

BEDROOM FOUR WITH
BALCONY ACCESS
8'0" plus door recess x
12'0"

BATHROOM / W.C
8'3" x 5'10"

SOUTH BACKING REAR
GARDEN

PARKING FOR TWO
VEHICLES



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