



7 Sun Street, Billericay CM12 9LW  
£1,350 PCM

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# 7 Sun Street

## Billericay CM12 9LW

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Situated in the heart of Billericay, just a short walk from the High Street and its excellent range of shops, cafés, restaurants and local amenities, is this charming two-bedroom character cottage available to rent immediately. Please note the property does not include parking.

Beautifully presented throughout, the property blends period features with modern finishes, offering stylish and comfortable living accommodation. The ground floor comprises a spacious lounge/diner featuring attractive sash windows and a striking red brick fireplace, creating a warm and inviting atmosphere. The living space opens through to a modern fitted kitchen with a range of contemporary units and work surfaces.

An impressive oak staircase with glass panelling leads to the first floor where there are two generously sized double bedrooms and a modern three-piece bathroom suite finished to a high standard.

Externally, the property benefits from a landscaped rear garden designed for low-maintenance enjoyment. The garden features a patio seating area ideal for entertaining, useful rear storage and attractive raised flower beds bordered with sleepers, creating a private and relaxing outdoor space.

Ideally located within easy reach of Billericay Station and excellent transport links, this delightful cottage is perfectly suited to professional tenants seeking character accommodation in a prime central location. Early viewing is highly recommended.





KITCHEN

LOUNGE / DINER

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

FAMILY BATHROOM

CHARMING TWO BEDROOM  
CHARACTER COTTAGE

SHORT WALK FROM  
BILLERICAY HIGH STREET

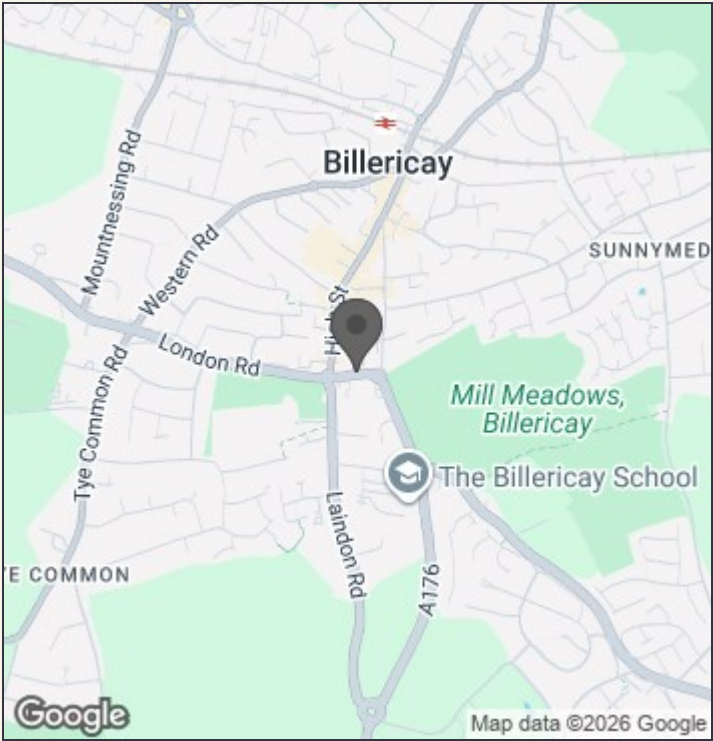
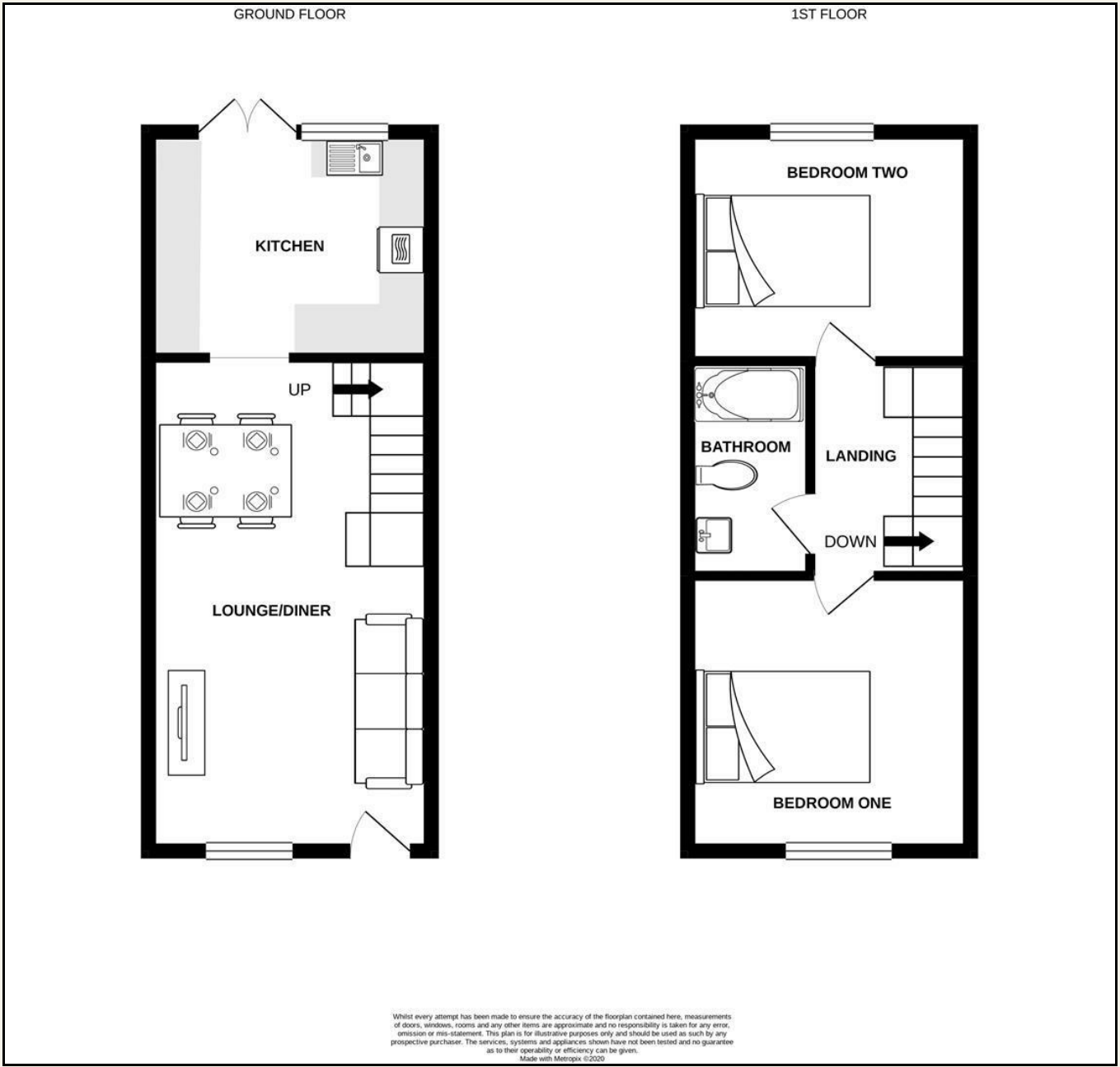
MODERN FITTED KITCHEN  
& OPEN PLAN LIVING SPACE

CHARACTER SASH  
WINDOWS AND PERIOD  
APPEAL

BEAUTIFULLY LANDSCAPED  
REAR GARDEN

RAISED FLOWER BEDS WITH  
SLEEPER BORDERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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