



Sunnybank Close, Leigh on Sea

*****O.I.E.O: £335,000.00***** Castle Estate Agents are pleased to offer FOR SALE this 2 Double bedroom 3 reception semi-detached house set in this QUIET location within easy walking distance to LOCAL SHOPS and BUS ROUTES, this property has many benefits including OFF STREET PARKING X 4 CARS.

- 2 Double Bedrooms
- Off street parking x 4 cars
- O.I.E.O: £335,000.00
- 70ft x 30ft rear garden
- Lounge/Diner
- Semi- Detached house
- Detached garage
- Chain free
- Kitchen/Diner
- Separate wc

£335,000 Freehold

Front aspect

Hard standing off street parking x 4 cars, raised flower beds, side access to rear garden and garage, outside lights, double glazed sliding door with a frosted glass inset to PORCH with spot lights, tiled flooring and hard wood frosted door to:

Inner hallway

Radiator, stairs rising to first floor, large under stair storage cupboard housing the wall mounted meters, doors to all rooms.

Lounge/diner 24' by 18' 8" (7m 32cm by 5m 69cm), max

2 x Radiators, down lighters, double glazed windows to side and rear aspect, double glazed door leading to garden, coving, wall mounted lights, power and TV points.

Kitchen 9' by 8' 1" (2m 74cm by 2m 46cm), ()

Radiator, eye level and base level units, roll top laminate work surfaces with under oven with four ring ceramic hob and extractor over, part tiled walls, composite 1 1/4 bowl sink with single drainer and mixer taps, space for fridge and washing machine, coving, spot lights, power points, open to.

Diner 14' by 7' 6" (4m 27cm by 2m 29cm), max

Double glazed window to rear and side aspect and door to double glazed porch, extractor fan, eye level and base level units, roll top laminate work surfaces, tiled splash backs, radiator.

Down stairs cloak room

Tiled flooring, radiator, 2 piece White suite comprising of a low level flush toilet, wash hand basin in vanity unit, tiled splash backs, coving, double glazed frosted window to the front aspect.

Study 8' 7" by 7' 2" (2m 62cm by 2m 18cm), ()

Double glazed windows to the front aspect, coving, radiator, power points.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

First floor landing

Radiator, built in storage, coving, double glazed windows to the front aspect, Doors to all rooms:

Bedroom 1 20' 1" by 9' 8" (6m 12cm by 2m 95cm), (I)

Radiator, double glazed window to the rear and side aspect, fitted wardrobes and draws, wall mounted lights, power points and tv point.

Bedroom 2 12' 8" by 8' (3m 86cm by 2m 44cm), (I)

Radiator, double glazed window to the rear and side aspect, fitted wardrobes, power points and tv point.

Family bathroom

Tiled flooring, fully tiled walls, double glazed opaque window to front aspect, radiator, white 3 piece suite comprising of low level flush toilet, panel enclosed bath with mixer taps, wash hand basin with mixer taps and vanity unit.

Rear garden

Approx 70ft x 30ft rear garden with paved patio, mainly laid to lawn, mature shrub borders, outside lights.

Detached garage

Up and over door, with power and lighting , hardwood window to rear and side aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
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