



GUIDE PRICE £600,000 - £625,000 - Coulson James are pleased to present this immaculate, spacious and very well presented, FOUR bedroom terraced family home. Arranged over three floors, this fantastic property consists of a great sized lounge to front, dining room, ground floor shower room with w/c, a modern fitted kitchen opening into an additional room with bi-folding doors, leading to the garden, and a contemporary family bathroom. This impressive residence provides great natural light throughout, a perfect low maintenance rear garden with ample storage and a decked seating area. Situated in this sought after area and only a short stroll from Chalkwell Park, school, station and beach. Also within close proximity is Leigh's iconic Broadway with its array of bars, cafes, restaurants and popular boutiques. Council Tax Band C. REF 3164.

Sunningdale Avenue | Leigh on Sea

**GUIDE PRICE £600,000 - £625,000 Freehold**

*Garden*

*Lounge 14'33 x 13'15*

*Dining Room 11'67 x 10'66*

*Kitchen 18'07 x 11'58*

*Main Bedroom 14'33 x 13'09*

*Bedroom 2 12'07 x 11'31*

*Bedroom 3 12'0 x 10'17*

*Bedroom 4 16'6" x 14'3"*

*Garden*

