SUNNYBANK CLOSE

LEIGH-ON-SEA, SS9 5SP

OFFERS IN EXCESS OF £350,000

FREEHOLD

** SUPERB EXTENSION POTENTIAL (stpp) - TWO/THREE BEDROOM SEMI DETACHED PROPERTY OCCUPIUES AN ULTRA IMPRESSIVE PLOT WITH AMPLE FRONTAGE & GARDEN EXTENDING TO SOME 140 FEET - HEYCROFT & EASTWOOD ACADEMY CATCHMENT AREAS - NO ONWARD CHAIN **

RP&C.

RICKY, PLANT & CHEN-PORTER

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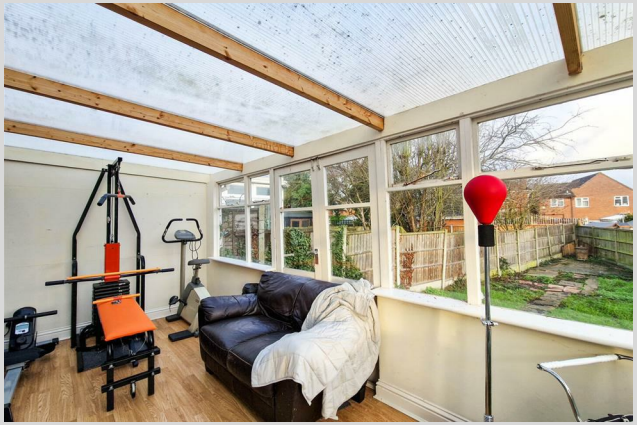
• Two/three bedroom property occupies the most impressive plot - No chain • Entrance hallway with storage facility and guest WC • Modern kitchen with access to the garden • L-Shaped lounge/diner & conservatory extension • Spacious first floor landing with airing cupboard and loft access • Two further double bedrooms with impressive far reaching views • Modern bathroom/WC • Stunning side garden extending to the side of the house - max depth circa 140 feet • Impressive frontage, independent driveway & detached garage • Heycroft & Eastwood Academy School catchment area



RP&C Estate Agents are truly delighted to bring to market, offered with no onward chain and presented for the first time since its original construction, this exceptional two/three-bedroom semi-detached chalet. Set on an unrivalled plot at the end of a peaceful cul-de-sac in the highly sought-after of Eastwood, Leigh-on-Sea, this is a rare opportunity to acquire a home that has been cherished for generations and now offers outstanding scope for the future.

Occupying a remarkable plot with a rear garden measuring approximately 140ft at its maximum depth, the property boasts a substantial frontage, generous lawned areas, an independent driveway leading to a garage, and clear potential to create additional off-street parking if desired. The expansive grounds and positioning provide enormous potential to extend (subject to the usual planning consents), making this an ideal opportunity to create a substantial "forever home" tailored to your needs.

Internally, the accommodation is both versatile and well proportioned. The welcoming entrance hall provides access to a useful storage cupboard and a convenient ground floor guest WC. To the front, a flexible reception room offers the perfect space for a third bedroom, home office or playroom. The separate kitchen is modern and well presented, while to the rear sits a generous L-shaped lounge/diner, offering excellent entertaining space and views across the garden. A conservatory extension provides additional living accommodation, although buyers may wish to remodel or replace this area to fully capitalise on the plot and outlook.

Upstairs, the property continues to impress with two comfortable double bedrooms, including a particularly spacious principal bedroom, alongside a modern family bathroom and further storage. The home benefits from double glazing and gas central heating throughout.

The location is equally compelling and set within a popular cul de sac. Positioned within easy access of the A127, the property is ideal for commuters, while also falling within catchment for highly regarded local schools including Eastwood Academy and Heycroft Primary School. Local amenities, parks and transport links are all within convenient reach.

Properties of this nature, offering such a substantial plot, prime cul-de-sac position, and exceptional potential are seldom available, particularly with no onward chain and a first-time sale history. This is a rare and exciting opportunity to secure a home with space, scope and long term promise.

Early viewing is strongly advised.

Entrance Hallway
Convenient strorage cupboard.

Bedroom Three/Reception Room 9'1 x 7'2

Guest WC

Kitchen 9'6 x 8'7

L-Shaped Lounge/Diner 14'8 x 192 minimising to 9'8

Conservatory 17'1 x 9'8

L-Shaped First Floor Landing
Airing cupboard.

Bedroom One 16'0 x 9'8
Far reaching views towards Southend.

Bedroom Two
Far reaching views towards Southend.

Bathroom/WC

Rear Garden
The rear garden is a truly outstanding feature, measuring approximately 140ft at its maximum depth, extending along the side of the property and offering exceptional space and privacy.
Predominantly laid to lawn and enclosed by fencing to all boundaries, the garden is complemented by a selection of mature trees and provides ample room for outbuildings, landscaping or future extension (subject to planning). Convenient side access further enhances its practicality and appeal.

Front
The generous front garden is predominantly laid to lawn, offering clear potential to create additional off-street parking if required, while an independent driveway leads to a detached garage, further highlighting the excellent proportions of this impressive plot.

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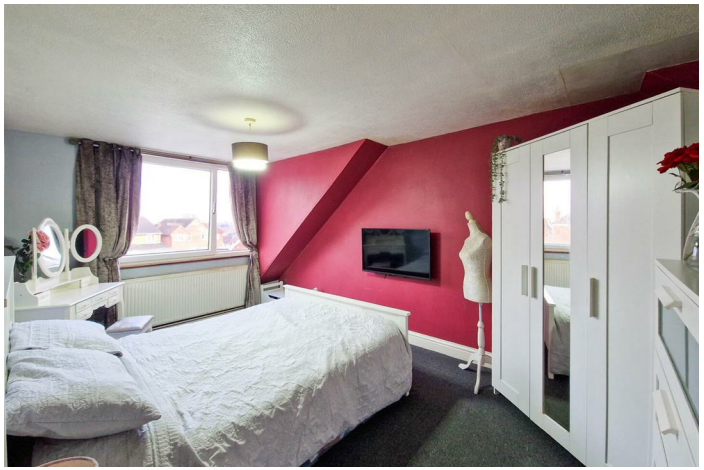

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ADDITIONAL INFORMATION

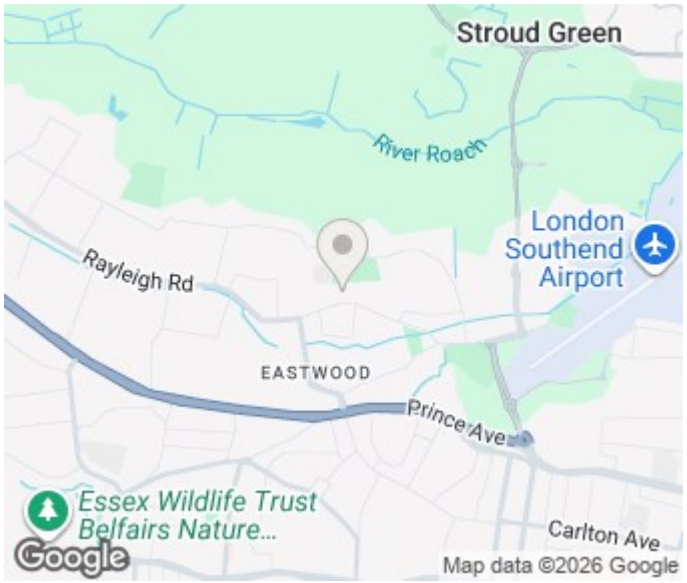
Local Authority –

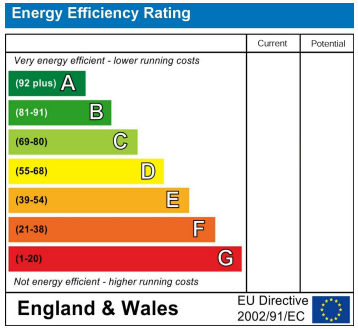
Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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