



**37 Sun Street, Billericay, CM12 9LW**

**Asking Price £387,000**

- THREE BEDROOMS
- THREE FLOORS
- KITCHEN / DINER
- COURTYARD GARDEN
- SHORT WALK TO HIGH ST & MAINLINE STATION
- IMMACUATELY PRESENTED
- MODERN KITCHEN AND BATHROOM
- BUILT IN STORAGE
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT



Situated at the top of Billericay High Street, this charming three-bedroom cottage on Sun Street offers a rare opportunity to purchase a home full of character and history, with the added benefit of no onward chain. Originally built in 1835, the property has been beautifully modernised throughout while retaining its period charm. Inside, the cottage features a welcoming lounge with exposed brick fireplace, a dining room leading through to a stylish and contemporary kitchen that opens onto a private courtyard garden, a spacious family bathroom and three double bedrooms, each with built-in storage. Perfectly placed for the shops, cafés, restaurants and excellent transport links of Billericay High Street, this unique home blends heritage with modern comfort in one of the town's most sought-after locations.



Council Tax Band: C





Lounge  
14'0 x 11'2

Dining Room  
14'0 x 8'4

Kitchen  
11'1 x 7'3

First Floor Landing  
5'9 x 3'6

Bathroom  
8'4 x 7'6

Bedroom One  
12'9 x 11'5

Second Floor Landing  
8'5 x 5'3

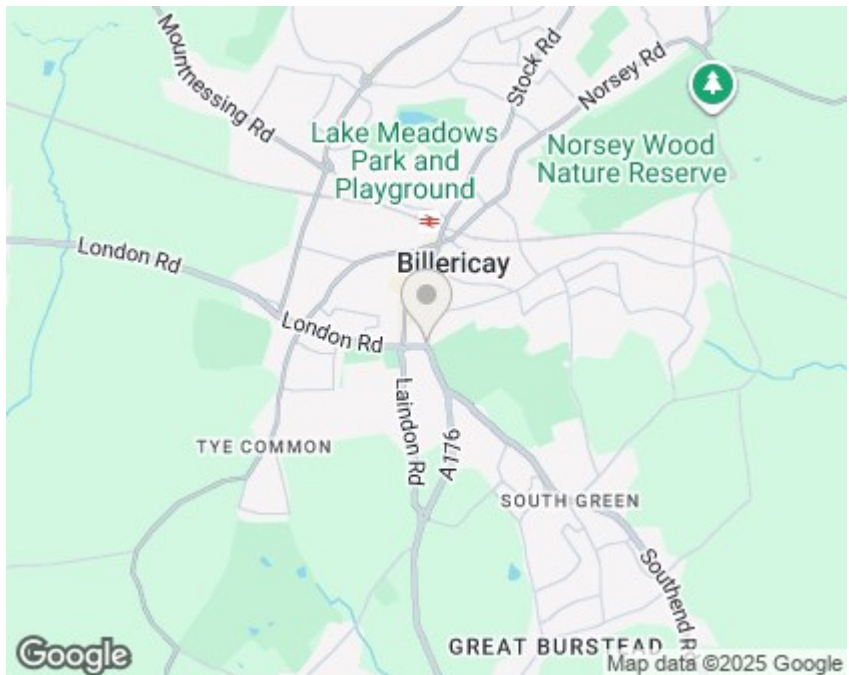
Bedroom Two  
13'0 x 11'4

Bedroom Three  
8'6 x 8'5

#### AGENTS NOTE

PLEASE NOTE, THERE IS NO PARKING WITH THIS  
PROPERTY.





# Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

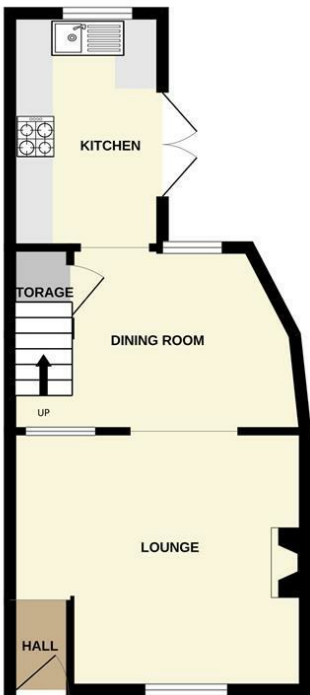
# EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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