



## 40 Sussex Way, Billericay, CM12 0FA

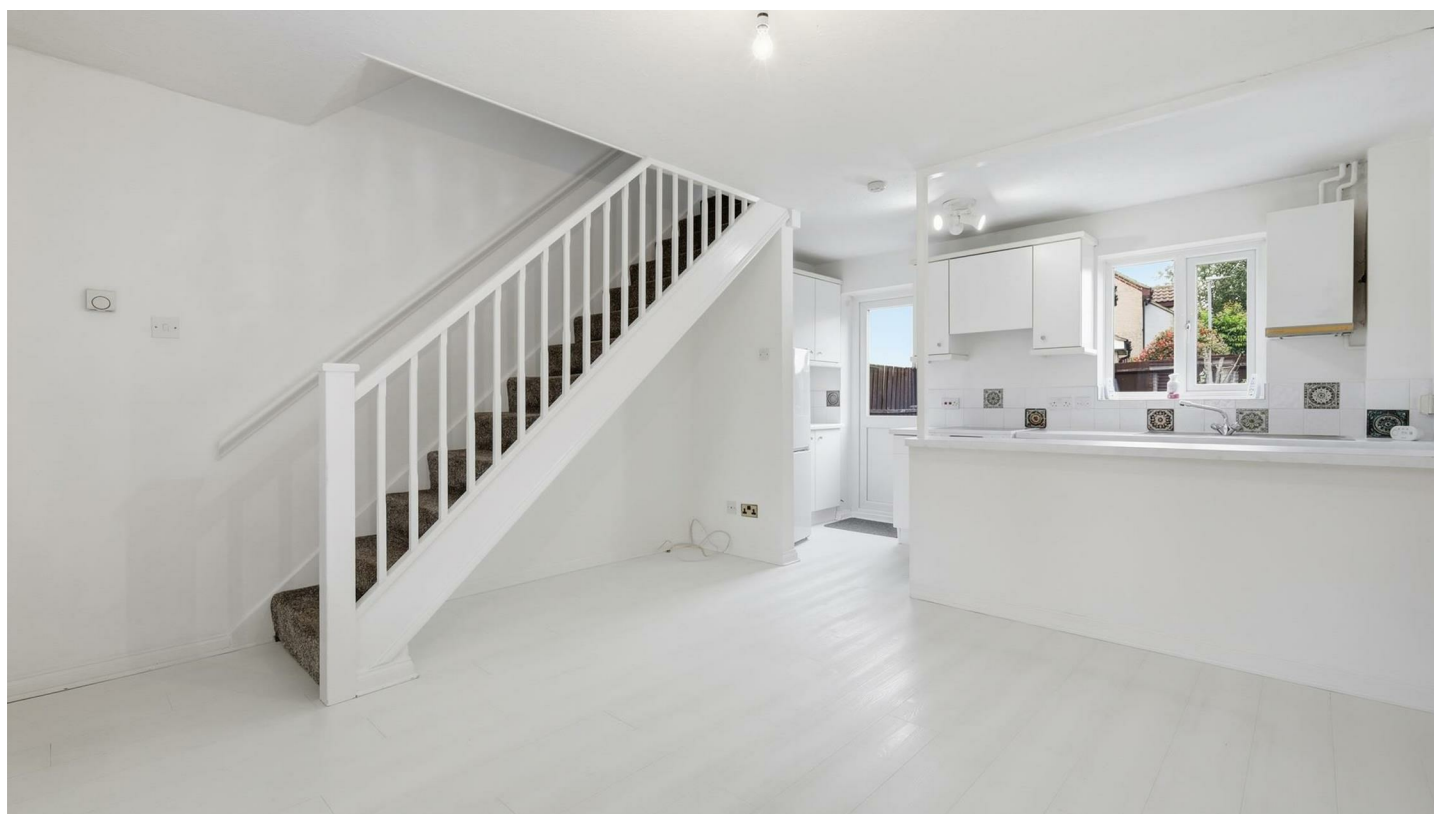
Offers In The Region Of £295,000

- NO ONWARD CHAIN
- KITCHEN WITH APPLIANCES
- EXCELLENT BUILT-IN STORAGE
- CUL-DE-SAC LOCATION
- NEARBY STOCK BROOK MANOR
- GARAGE & PARKING
- IDEAL FIRST TIME PURCHASE
- SEMI-DETACHED, FREEHOLD HOUSE
- WELL MAINTAINED GARDEN WITH SIDE ACCESS
- MODERN BATHROOM

Quirks are pleased to offer this well presented one bedroom, semi-detached house in a sought after location on the Arundel Heights Development, being sold with NO ONWARD CHAIN. This property would be ideally suited to both first time buyers and downsizers, being a freehold property with a private rear garden. This property has the advantage of side gate access, off road parking, garage with power, lighting and eaves storage space. Internally the accommodation includes a naturally light living room, fitted kitchen with freestanding oven, washing machine and fridge / freezer to remain, double glazed door to garden. A dual aspect bedroom with built-in wardrobe, landing with built-in storage and airing cupboard, loft access and modern bathroom with vanity unit wash hand basin, low level W.C and paneled bath with electric shower above. The property will also come with made to measure venetian blinds to the ground and first floor.



Council Tax Band: B



**LIVING ROOM**

13 x 11'9

**KITCHEN**

13 x 5'1

**FIRST FLOOR LANDING**

**BEDROOM**

13 x 10'11 max

**BATHROOM**

6'9 x 5'11

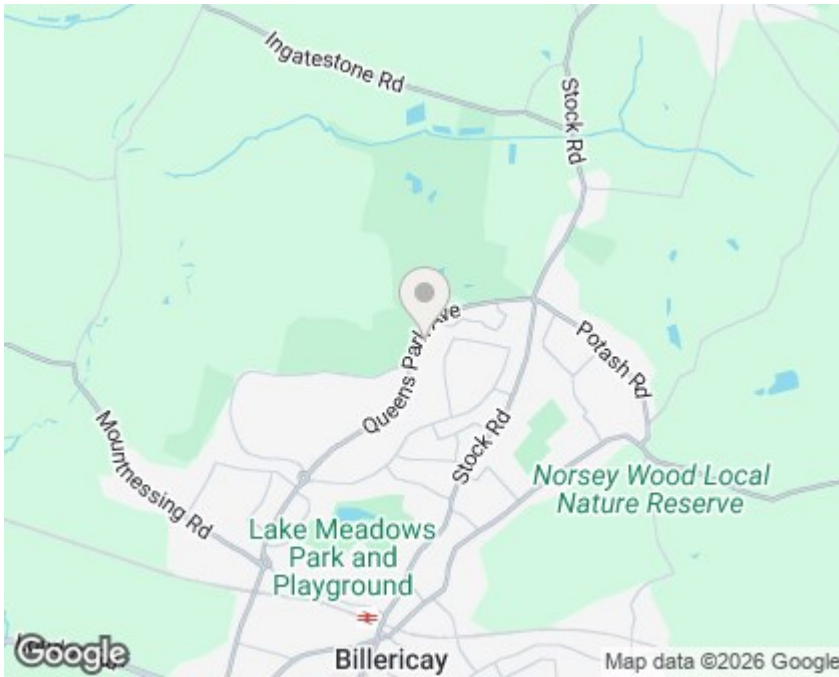
**GARAGE**

16'10 x 8'6

**OFF ROAD PARKING**

**30FT REAR GARDEN WITH SIDE ACCESS**





## Viewings

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

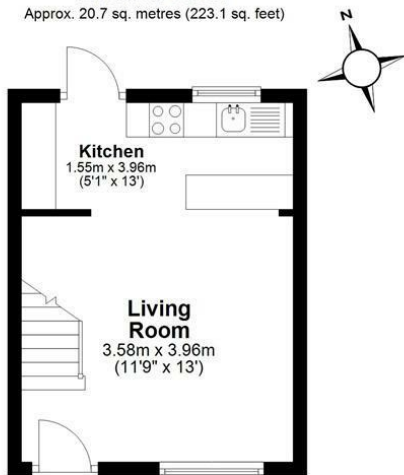
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

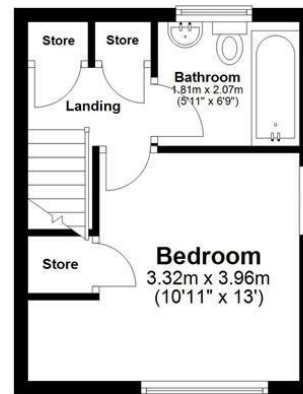
### Ground Floor

Approx. 20.7 sq. metres (223.1 sq. feet)



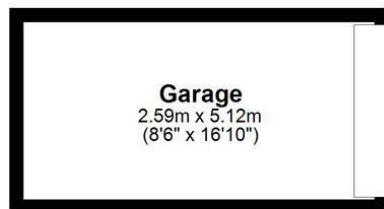
### First Floor

Approx. 20.7 sq. metres (223.1 sq. feet)



### Outbuilding

Approx. 13.3 sq. metres (142.7 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp. □

**Sussex Way**