

To arrange a viewing contact us
today on 01268 777400



Eastwood Old Road, Leigh-On-Sea Guide price £750,000

This exceptional and beautifully appointed six double-bedroom residence offers an impressive blend of space, luxury and contemporary design, delivering high-specification living both inside and out.

A striking entrance hall immediately sets the tone, featuring elegant glass balustrades and an oak-finished staircase that enhances the sense of light and space. The ground floor offers a highly versatile layout, including a cosy snug, a dedicated study, a spacious double bedroom and a separate WC, ideal for modern family living or accommodating guests.

At the heart of the home lies a magnificent open-plan kitchen, dining and living space designed for both everyday living and entertaining. The bespoke kitchen is fitted with premium Neff appliances, including three ovens, a steam oven and a plate warmer, creating a true chef's kitchen. A stunning sunroom with bi-folding doors seamlessly connects the interior with the garden, perfect for indoor-outdoor entertaining, while a well-equipped utility room even features a convenient dog wash. A ground-floor bedroom with its own shower room provides excellent annexe potential.

Upstairs, the spacious landing continues the elegant design with the oak staircase and glass balustrades adding a further sense of luxury and openness.

Externally, the property continues to impress. A newly installed porcelain-tiled driveway provides striking kerb appeal, while the rear garden has been thoughtfully designed for low-maintenance enjoyment, with artificial lawn, an outdoor kitchen and a hot tub (untested). The garden backs directly onto a peaceful nature reserve, ensuring privacy with no overlooking neighbours.

Three versatile outbuildings further enhance the lifestyle on offer, including a gym, a craft room, and a beautifully appointed summerhouse or home office complete with lantern skylight. All are equipped with power, lighting and air conditioning. Early viewing is recommended.

Guide Price: £750,000 - £800,000

Ground Floor

- Kitchen / Lounge / Dining Room – 7.56m x 6.40m (26'10" x 21'1")
- Conservatory – 4.55m x 2.97m (15'0" x 9'9")
- Annex Bedroom – 4.76m x 3.44m (16'2" x 11'1")
- Office – 5.60m x 2.10m (18'4" x 6'11")
- Utility Room – 4.03m x 1.18m (13'2" x 3'9")
- Bedroom 3 – 4.70m x 4.16m (15'5" x 13'8")
- Snug – 3.73m x 3.00m (12'2" x 9'10")
- Hallway
- WC
- Ensuite (Annex)

First Floor

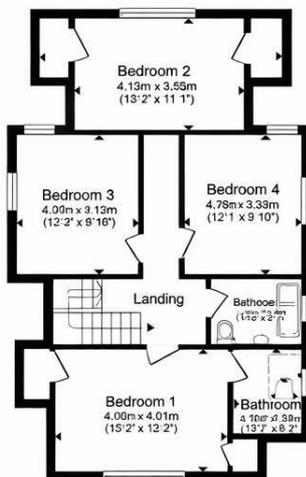
- Bedroom 1 – 4.06m x 4.01m (13'4" x 13'2")
- Bedroom 2 – 4.13m x 3.55m (13'6" x 11'7")
- Bedroom 3 – 4.00m x 3.36m (13'1" x 11'0")
- Bedroom 4 – 4.75m x 3.33m (15'7" x 10'11")
- Family Bathroom
- Additional Bathroom
- Landing

Outbuilding

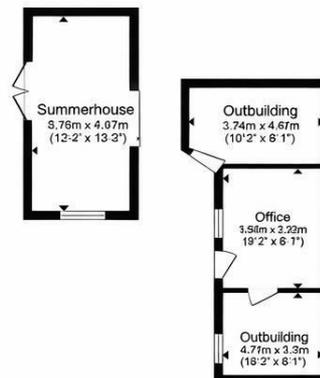
- Summerhouse – 5.76m x 4.07m (18'11" x 13'4")
- Office – 5.84m x 3.22m (19'2" x 10'7")
- Outbuilding Room – 3.74m x 4.61m (12'3" x 15'1")
- Outbuilding Room – 4.77m x 3.30m (15'8" x 10'10")



Ground Floor



First Floor



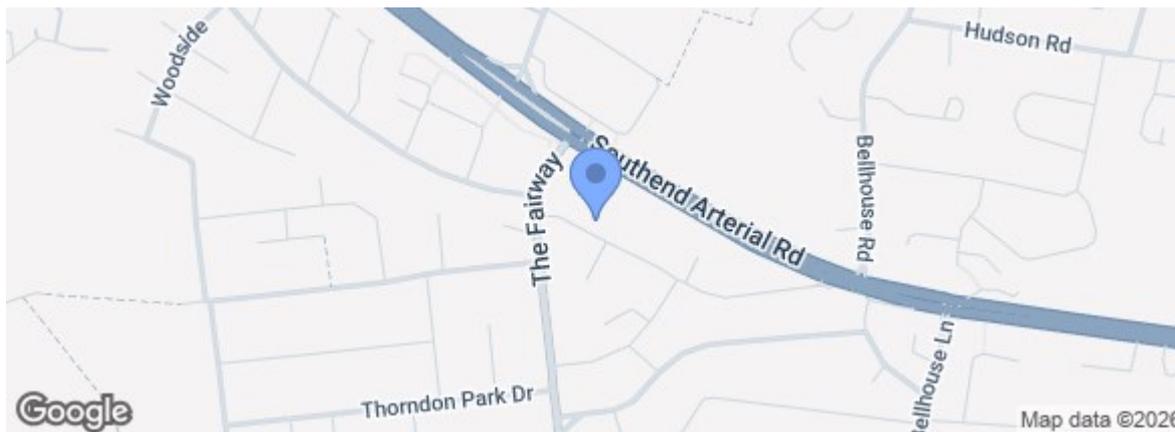
Outbuilding



Total floor area 249.9 m² (2,690 sq.ft.) approx

This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation re approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. As we must re/sq. arted(s). Powered www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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