



Situated on Eastwood Old Road in the attractive coastal town of Leigh-on-Sea, this appealing semi-detached bungalow offers a wonderful balance of comfort and practicality. Featuring two good-sized bedrooms, it's an excellent choice for couples, small families, or those looking to downsize to a quieter lifestyle. The property opens into a bright and airy reception room, creating a welcoming space that's ideal for both relaxing and hosting guests. A neatly presented three-piece shower room adds to the home's functionality, catering to everyday needs with ease. To the rear, you'll find a generously proportioned garden with a spacious seating area—perfect for outdoor dining, entertaining, or simply unwinding. There's ample room for gardening or for children to enjoy the space. The bungalow also benefits from a private driveway with parking for at least two vehicles, offering added convenience. Well-positioned for local amenities, the property is just a short drive from Leigh Station, making it ideal for commuters. The popular Broadway and charming Old Town are also within easy reach, providing a wide range of shops, restaurants, and leisure options. Altogether, this is a fantastic opportunity to secure a comfortable home in a desirable location, with plenty to offer both inside and out.

- Spacious semi-detached bungalow
- Generous rear garden
- Three-piece shower room
- Lounge giving access to the rear garden
- Close to major transport links
- Two well sized bedrooms
- Large outside seating area
- Open plan kitchen-diner
- Driveway creating parking for at least several vehicles
- Short drive to Leigh Station, the Broadway and the Old Town

## Eastwood Old Road

Leigh-on-Sea

**£450,000**

Offers In The Region Of



# Eastwood Old Road



## Frontage

Block paved driveway creating parking for several vehicles, front lawn area, door to:

## Entrance Hallway

Smooth coved ceiling with a pendant light, entrance door to the side, doors to all rooms, radiator, tiled flooring.

## Lounge

Smooth coved ceiling with a pendant light, double-glazed French doors to the rear opening out onto the garden, radiator, tiled flooring, opening to:

## Kitchen/Diner

Kitchen Area:

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden. Kitchen comprising of; wall and base level units with a wooden worktop, space for a large range cooker with a five-ring gas hob and a stainless steel extractor fan over, inset butler sink with a chrome mixer tap, space for a wine rack, space for an American-style fridge freezer, space for a washing machine, tiled splashbacks, tiled flooring, opening to:

Dining Area:

Smooth coved ceiling with inset spotlights, double-glazed window to the side overlooking the garden, double-glazed French doors to the rear opening out onto the garden, space for a six-seater dining table, radiator, wood-effect laminated flooring.

## Bedroom One

Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, space for a floor-to-ceiling wardrobe, carpet.

## Bedroom Two

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

## Shower Room

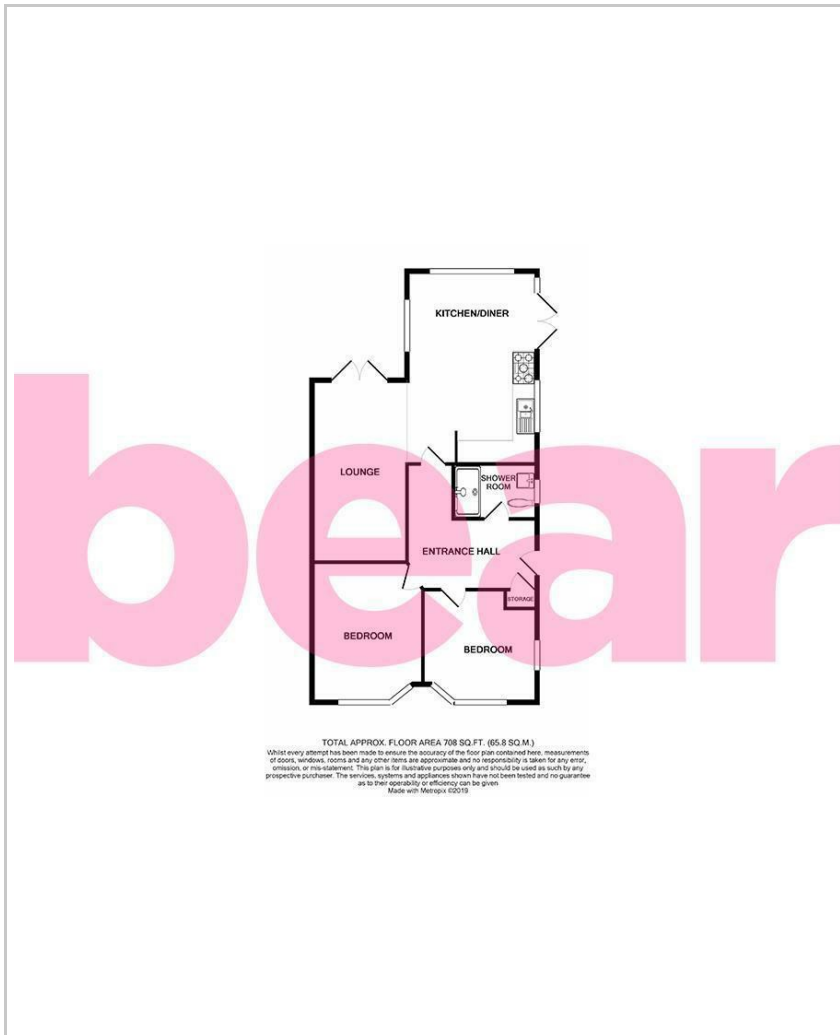
Smooth coved ceiling with a pendant light, shower cubicle with a rainfall head, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## Rear Garden

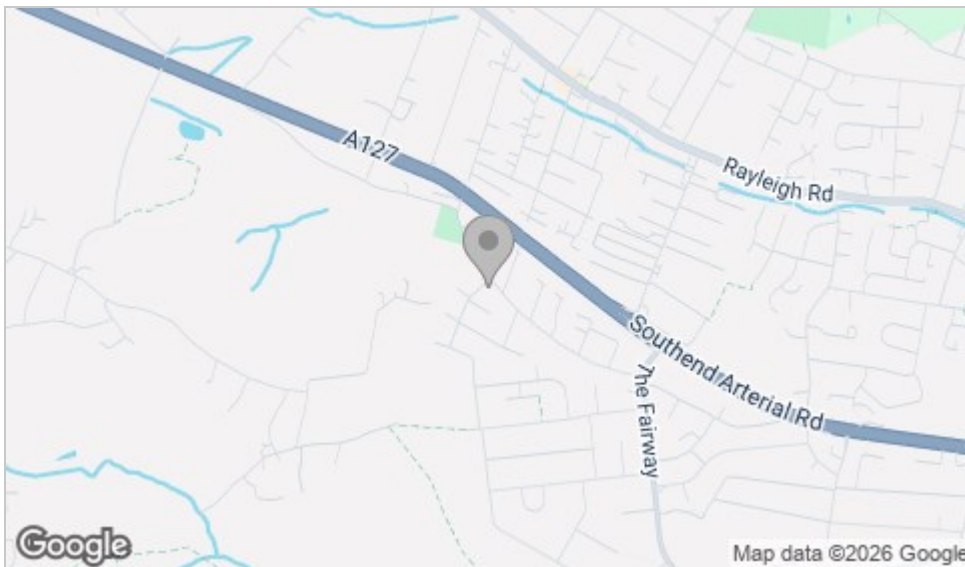
Commences a paved patio area with the remainder laid to lawn, access to the outside seating area, flower and shrub borders, outside lighting, outside tap.



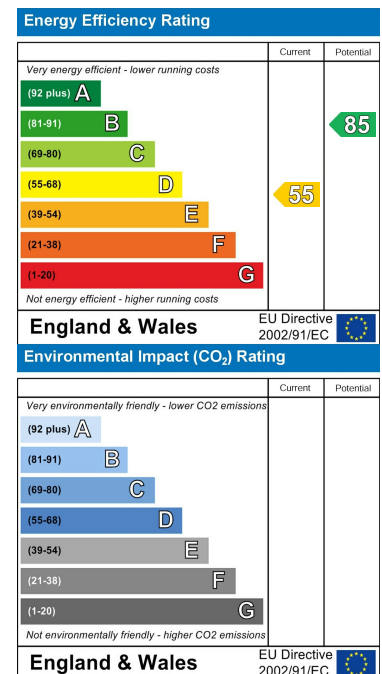
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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