

To arrange a viewing contact us
today on 01268 777400



Eastwood Boulevard, Westcliff-On-Sea £485,000

We are delighted to present this generously sized two double-bedroom semi-detached bungalow, prominently situated on a spacious plot in the desirable location. The property boasts a substantial rear garden, a large driveway, and a garage.

Internally, the accommodation features a welcoming entrance hallway, a spacious main double bedroom with a distinctive bay window, an additional double bedroom with fitted wardrobes, a modern four-piece family bathroom, a spacious lounge, and a large kitchen/diner.

This impressive home offers significant potential for extension to both the side and rear, given its expansive plot - subject to planning permission. Additional advantages include full double glazing, gas central heating, and a generously sized loft space.

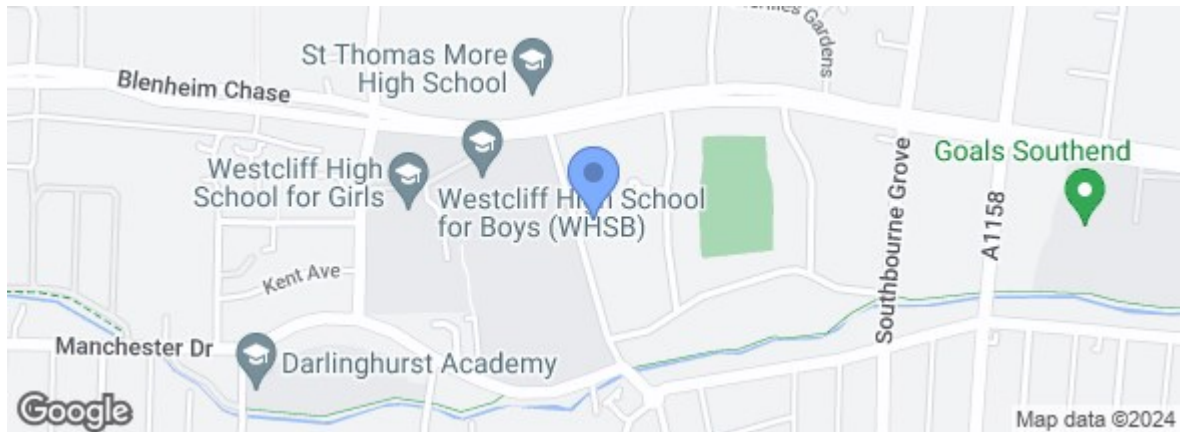
Located within the catchment area for the highly esteemed Westcliff High School for Boys & Westcliff High School for Girls, we highly recommend scheduling viewings to appreciate the full potential of this property.

LOUNGE - 14'3" X 12'6" (4.3M X 3.8M)
KITCHEN/DINER - 18'10" X 9'2" (5.7M X 2.8M)
BEDROOM ONE - 14'7" X 10'10" (4.4M X 3.6M)
BEDROOM TWO - 10'10" X 9'5" (3.3M X 2.8M)
SHOWER ROOM - 8'8" X 7'11" (2.6M X 2.4M)
GARAGE - 16'9" X 7'8" (5.1M X 2.3M)
WORKSHOP - 15'5" X 8'2" (4.7M X 2.5M)



Total area: approx. 97.7 sq. metres (1051.8 sq. feet)
Eastwood Boulevard

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		Current	Potential
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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.