

***To arrange a viewing contact us
today on 01268 777400***



Eastwood Old Road, Leigh-On-Sea Guide price £450,000

Guide price £450k-£475k

Aspire are pleased to offer this delightful two-bedroom semi-detached bungalow in the desirable Belfairs estate, Leigh-on-Sea. Just moments from Belfairs Woods and Golf Course, the property features a spacious 65ft south-westerly facing rear garden, perfect for outdoor living.

The bungalow offers two good-sized bedrooms, a large kitchen/diner, a comfortable lounge, and a four-piece bathroom. Externally, there's a long driveway with parking for multiple vehicles and a garage.

Located close to local amenities, transport links, and top schools, this home offers excellent potential to extend (STPP) and is ideal for downsizers or first-time buyers. Viewing is highly recommended.

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Lounge

15'0" x 12'9" (4.59 x 3.89)

Kitchen/Dining Room

18'8" x 13'8" (5.71 x 4.17)

Bathroom

Bedroom One

12'9" x 13'0" (3.91 x 3.97)

Bedroom Two

11'8" x 10'6" (3.57 x 3.21)

Garage

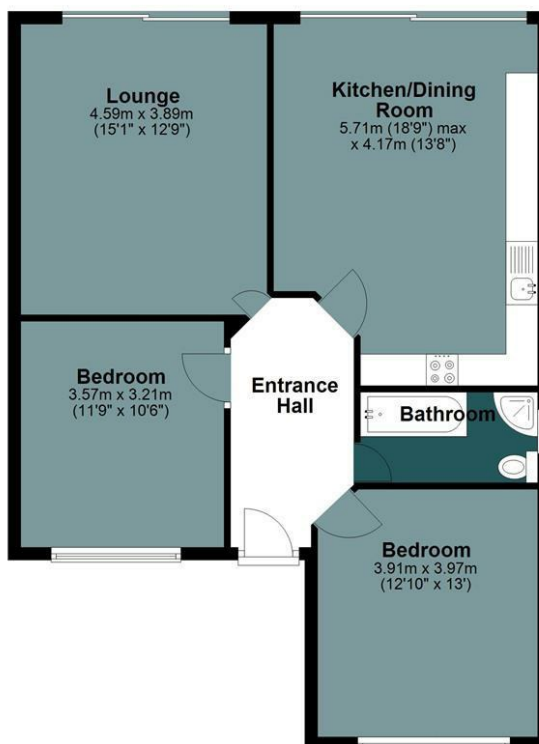
40'3" x 8'3" (12.27 x 2.54)

Garden

Garage
Approx. 31.2 sq. metres (335.7 sq. feet)



Ground Floor
Approx. 77.6 sq. metres (835.5 sq. feet)

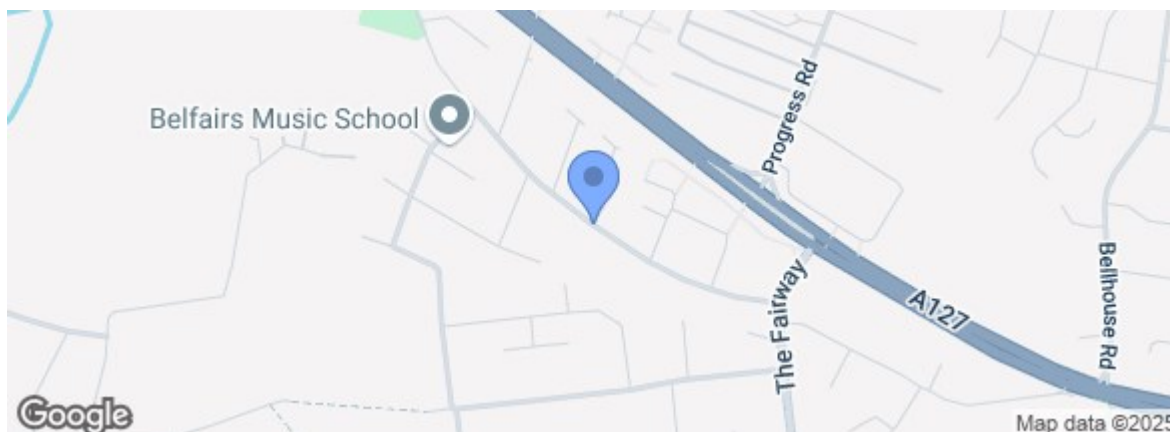


Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

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.

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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			



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