

**SCOTT &  
STAPLETON**

**EASTWOOD ROAD**  
Leigh-On-Sea, SS9 3AH  
**£1,350,000**





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LEIGH-ON-SEA, SS9 3AH

Scott & Stapleton are excited to offer for sale this magnificent detached family house located in one of Leigh's most sought after roads occupying the only double plot in the road backing directly onto Belfairs Park and golf course with an impressive frontage of approximately 100'.

This super property is in need of modernisation & refurbishment but offers huge scope & potential for improvement and/or extensions (stpp). The current accommodation is approx. 2,500 sqft & comprises 4 good size bedrooms, 3 large reception rooms, 2 bathrooms, fitted kitchen & ground floor cloakroom.

The property is set well back from the road and is approached via a sweeping driveway leading to an

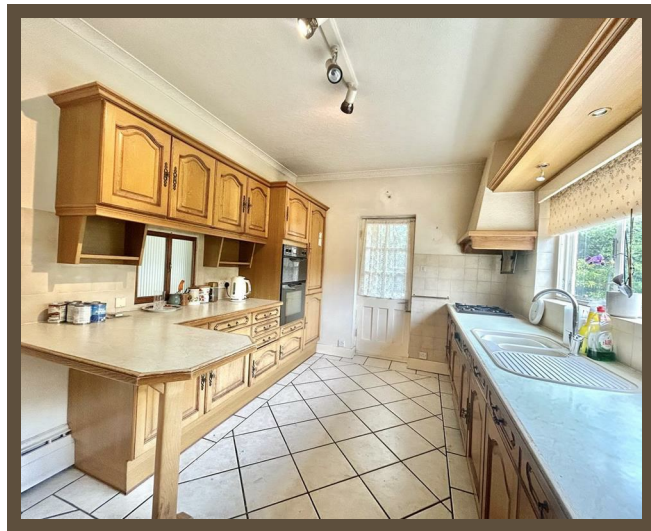
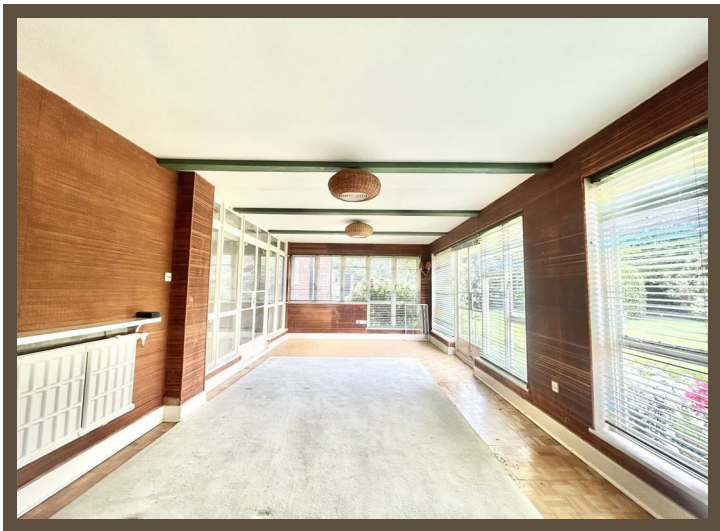
Scott & Stapleton are excited to offer for sale this magnificent detached family house located in one of Leigh's most sought after roads occupying the only double plot in the road backing directly onto Belfairs Park and golf course with an impressive frontage of approximately 100'.

This super property is in need of modernisation & refurbishment but offers huge scope & potential for improvement and/or extensions (stpp). The current accommodation is of approx. £2,500 sqft & comprises 4 good size bedrooms, 3 large reception rooms, 2 bathrooms, fitted kitchen & ground floor cloakroom.

The property is set well back from the road and is approached via a sweeping driveway leading to an attached double garage. The park like mature rear garden is of a westerly aspect and extends to approx. 130' x 100' being completely secluded.

Backing directly on to Belfairs golf course, park & woods all other amenities are close to hand including local schools, transport links, shops & the ever popular Leigh Broadway.

Offered with vacant possession & no onward chain this presents a rare opportunity to acquire this substantial and unique property, being only the second time in its 66-year history that it has been on the market. An early internal inspection is strongly advised.



Accommodation comprises

Glazed double doors leading to entrance porch.

Entrance porch

4.7 x 1.6 (15'5" x 5'2")

Full height windows to front. Tiled floor. Obscure glazed door leading to entrance hall.

Entrance hall

5 x 3.2 (16'4" x 10'5")

Obscure glazed windows to front. Stairs to first floor with understairs storage cupboard housing meters, skirting radiators, coved ceiling.

Ground floor cloakroom

1.7 x 1.5 (5'6" x 4'11")

Obscure glazed window to rear. Low level WC, wash hand basin with mixer tap & cupboard below. Half tiled walls, tiled floor, radiator with heated towel rail, ceiling spotlights.

Lounge

7.8 x 4.1 (25'7" x 13'5")

Impressive room with bay window to front, glazed double doors & full height windows to rear on to garden room. Feature stone fireplace, radiator, skirting radiator, wall lights, coved ceiling.

Garden room

9.7 x 3.6 (31'9" x 11'9")

Glazed double doors to rear on to garden, large picture windows to rear & side. Parquet flooring, radiator.

Dining room

4.6 x 4.1 (15'1" x 13'5")

Bay window to front. Feature tiled fireplace, skirting radiators, coved ceiling, serving hatch.

Kitchen/breakfast room

4.3 x 3.1 (14'1" x 10'2")

Window to rear, half glazed door to side on to garden. Range of base & eye level units plus large walk in larder cupboard, integrated appliances including double electric oven, gas hob, extractor fan, fridge/freezer & dishwasher, housing for washing machine. Worktops with matching breakfast bar & inset one & a quarter bowl sink unit with mixer tap, tiled splashbacks, tiled floor

First floor landing

5 x 3 (16'4" x 9'10")

Feature stained lead light window to front. 2 wall light points, coved ceiling.

Master bedroom

4.1 x 3.1 (13'5" x 10'2")

Window to rear. Radiator, coved ceiling. Opening in to dressing room.

Dressing room/bedroom 4

4.1 x 3.7 (13'5" x 12'1")

Window to front. Mirror front wardrobes to 1 wall, further fitted cupboards & wardrobes, coved ceiling.

Bedroom 2

4.1 x 3.8 (13'5" x 12'5")

Window to front. Range of fitted wardrobes to 1 wall, radiator, coved ceiling.

Bedroom 3

5 x 3.3 (16'4" x 10'9")

Windows to rear & side. Large walk in wardrobe, radiator.

Linen/ironing room

3.1 x 1.8 (10'2" x 5'10")

Window to rear. Large airing cupboard with foam lagged copper cylinder, further fitted wardrobe.

Bathroom

3 x 1.7 (9'10" x 5'6")

Obscure glazed window to rear. Bath in tiled surround, pedestal wash hand basin & low level WC. Fully tiled walls, radiator with heated towel rail, fitted mirror & cupboards, wall light & shave point.

Shower room

3 x 1.7 (9'10" x 5'6")

Obscure glazed window to rear. Shower cubicle, low level WC, bidet & pedestal wash hand basin. Fully tiled walls, radiator with heated towel rail, fitted mirror & cupboards, wall light & shaver points.

Front garden

The property is set well back from the road by approx. 100' and there is a sweeping, crazy paved in & out driveway providing ample off street parking & leading to the garage approached via wrought iron gates. Brick wall to front boundary with impressive road frontage of approx. 100' with front garden extending to approx. 100' x 40'. Extensive lawns, mature hedge screening to the front. Pedestrian access to rear, outside lighting.

Double garage

6.3 x 4.8 (20'8" x 15'8")

Up & over door to front. Courtesy door & windows to side. Power & light.

Rear garden

Stunning west facing rear garden extending to approx. 130' x 100' backing directly on to Belfairs park, golf course & woods. Extensive, well tended lawns, an abundance of mature shrubs, trees & flowers.

Outbuilding

2.2 x 2.1 (7'2" x 6'10")

Useful outbuilding. Butler sink with hot & cold water, tiled floor.

