

**SCOTT &
STAPLETON**

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





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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

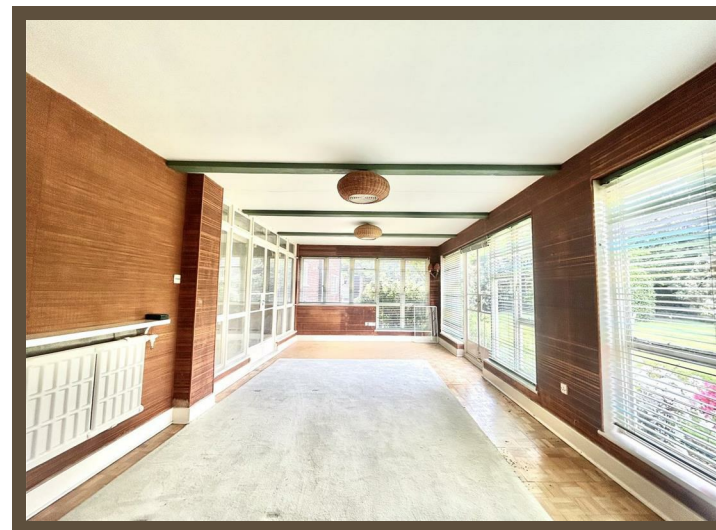
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This super property is in need of modernisation & refurbishment but offers huge scope & potential for improvement and/or extensions (stpp). The current accommodation is of approx. £2,500 sqft & comprises 4 good size bedrooms, 3 large reception rooms,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

