



56 Eastwood Lane South

56 Eastwood Lane South Westcliff-on-Sea Essex SS0 9XJ

Home Of Leigh are excited to offer for sale this attractive and very spacious four bedroom detached character house, situated in a highly sought after turning which is within walking distance of Chalkwell Park and Leigh Roads shops, bars and restaurants.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, a gorgeous dual aspect lounge, separate dining room and a modern open plan kitchen/breakfast room, whilst to the first floor there are four well appointed bedrooms, an en suite to the master plus a family bathroom.

Externally the property boasts a large south backing rear garden, an attached garage and off street parking.

Situated in this popular residential location within easy reach of Chalkwell park and the London Road with its



shops and restaurants whilst Leigh with its bustling Broadway and Old Town along with Chalkwell with its main line station with C2C services to London are also within easy reach. Early internal viewing is highly recommended.

Accommodation Comprises

Entrance Porch

Entrance door into porch comprising obscure glazed window to front, ceiling lighting, marble Terrazzo flooring. Double glazed doors into:

Entrance Hall

Terazzo marble flooring, coved cornice, ceiling light, picture rail, stairs leading to first floor landing. Door to:

Diner/Lounge 18'5 x 12'8

Laminate flooring, original box bay window to front, coved cornice, ceiling light, picture rail, two radiators. Open to:



spotlights, range of wall and base level units with laminate work surfaces, one and a half sink and drainer with mixer tap, integrated BOSCH oven and grill, integrated gas hob, space for American style fridge/freezer, tiled splash back. Opening to:

Dining Area

Tiled flooring, double glazed door to rear garden, double glazed window to rear and side, coved cornice, ceiling light, radiator.

Office 15'6 x 12'10

Laminate flooring, double glazed bay window to front with stain glass feature windows above, coved cornice, ceiling light, picture rail, radiator.

Cloakroom 5'8 x 4'1

Terrazzo marble flooring, double glazed obscure window to side, coved cornice, spotlights, picture rail, wall mounted wash hand basin, WC, heated towel rail. access into garage.

First Floor Landing

Carpeted, glazed stained glass window to side, coved cornice, two ceiling lights, loft access, radiator. Doors to:

Open Plan Diner/Lounge

Dining Area 18'5 x 12'8

Laminate flooring, original box bay window to front, coved cornice, ceiling light, picture rail, two radiators. Open to:

Lounge 13'3 x 14'11

Carpeted, double glazed French doors to rear with double glazed windows surrounding, coved cornice, ceiling light, picture rail, feature fireplace with inset log burner, radiator.

Kitchen/Diner 21'11 x 17'1

Tiled flooring, double glazed windows to rear and side, wooden door to side leading rear garden, coved cornice,



Master Bedroom 14'3 x 11'10

Carpeted, double glazed bay window to front, oriel window to side, coved cornice, ceiling light, picture rail, radiator. Door into:

En-Suite 11'11 x 6'3

Tiled flooring, part tiled walls, obscure oriel window to front with feature stain glassed windows above, spotlights, walk-in shower cubicle with rainfall shower head above and handheld shower attachment, dual wash hand basin with mixer taps and WC, heated towel rail.

Bedroom Two 13'5 x 11'10

Carpeted, double glazed window to rear, coved cornice, ceiling light, picture rail, radiator.

Bedroom Three 11'11 x 12'9

Carpeted, double glazed window to front, coved cornice, ceiling light, picture rail, radiator.

Bedroom Four 10'2 x 12'4

Carpeted, double glazed window to rear, coved cornice, ceiling light, picture rail, radiator.

Bathroom 10'0 x 7'3

Wood effect tiled flooring, double glazed obscure window to side and rear, ceiling light, picture rail, free standing claw foot bath with overhead shower and handheld shower attachment, wash hand basin set with mixer tap and vanity unit, tiled splash back, high level WC, heated towel rail.

Externally

Rear Garden

Commences with a slab paved seating area with the remainder being laid to lawn, shingled borders with mature shrubs surrounding, shed to rear, side gated access.

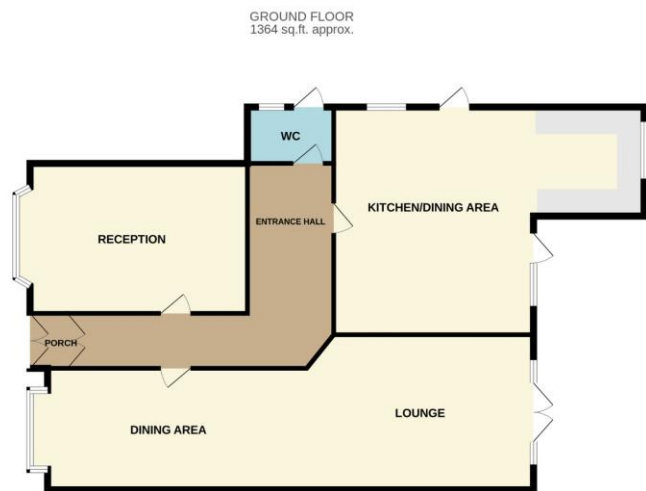
Front Garden

Paved front garden providing ample off street parking for multiple vehicles, brick wall surrounding, garage access, side gated access leading to rear garden.









TOTAL FLOOR AREA: 2278 sq.ft. approx.
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Guide Price £825,000 - £850,000 Freehold

HOME - The Estate Agent of Leigh
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