

home.

PRICE GUIDE

£400,000

Eastwood Old Road, Leigh-On-Sea

44 Eastwood Old Road, Leigh-On-Sea, Essex, SS9 4RP

** Guide Price £400,000 - £415,000 **

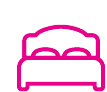
Home Estate Agents are delighted to present this charming three-bedroom semi-detached house located on Eastwood Old Road in the desirable area of Leigh-On-Sea. This property is perfect for families or those seeking a comfortable and stylish home.

As you enter, you will be greeted by a modern and bright interior that exudes warmth and charm. The open-plan kitchen is a highlight, offering a contemporary space that is ideal for cooking and entertaining. The spacious lounge provides a welcoming area for relaxation and family gatherings, ensuring that this home is both functional and inviting.

The property boasts three well-proportioned bedrooms, comprising two generous double rooms and a single room, making it suitable for various living arrangements. The modern shower room adds to the convenience of this lovely home, ensuring that all your needs are met.

Outside, you will find a beautifully landscaped south-facing garden, perfect for enjoying sunny days and outdoor activities. Additionally, the property offers off-street parking for multiple vehicles, along with a detached garage, providing ample space for your vehicles and storage needs.

This semi-detached house combines modern living with practical features, making it an excellent choice for anyone looking to settle in Leigh-On-Sea. With its appealing location and thoughtful design, this property is not to be missed. We invite you to come and experience the charm of this delightful home for yourself.


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Entrance

Entrance door with glazed panels into:

Hallway

Tiled flooring with underfloor heating, double glazed obscure window to front, stairs rising to first floor landing, spotlighting. Doors to:

Lounge

14'5 x 11'3

Tiled flooring with underfloor heating, double glazed lead light bay window to front, coved cornice, spotlights. Open to:

Kitchen Diner

16'11 x 9'8

Tiled flooring with underfloor heating, double glazed windows to rear, double glazed sliding doors leading to rear garden, tiled splashbacks, range of base units with laminate worksurfaces and matching eye level wall mounted units, breakfast bar with space for stools, sink with mixer tap, tiled splashbacks, integrated NEFF four ring induction hob with extractor over, integrated NEFF oven and grill, integrated fridge freezer, integrated dishwasher, space for washing machine, spotlights.

First Floor Landing

Carpeted, double glazed obscure window to side, loft access, storage cupboard, spotlights. Doors to:

Bedroom One

12'4 x 10'3

Carpeted, double glazed lead light window to front, spotlights, radiator.

Bedroom Two

10'3 x 9'9

Carpeted, double glazed lead light window to rear, coved cornice, ceiling light, fitted wardrobes, radiator.

Bedroom Three

9'0 x 6'2

Carpeted, double glazed lead light window to front, ceiling light, radiator.

Shower Room

6'2 x 5'6

Tiled flooring, tiled walls, double glazed obscure window to rear, shower cubicle with shower attachment, wash hand basin with mixer tap and vanity storage beneath, WC, spotlights, heated towel rail.

Externally

Rear Garden

Rear garden commencing with paved patio with steps leading to the remainder of the garden which is laid to lawn, raised flower bed borders, pathway leading to rear, gated side access to front.

Garage

18'0 x 8'4

Garage with up and over door, power and lighting, door leading to garden.

Front Garden

Block paved driveway providing off street parking,

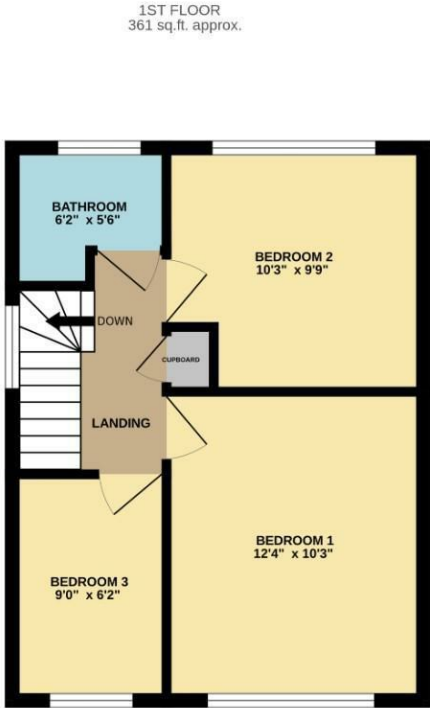
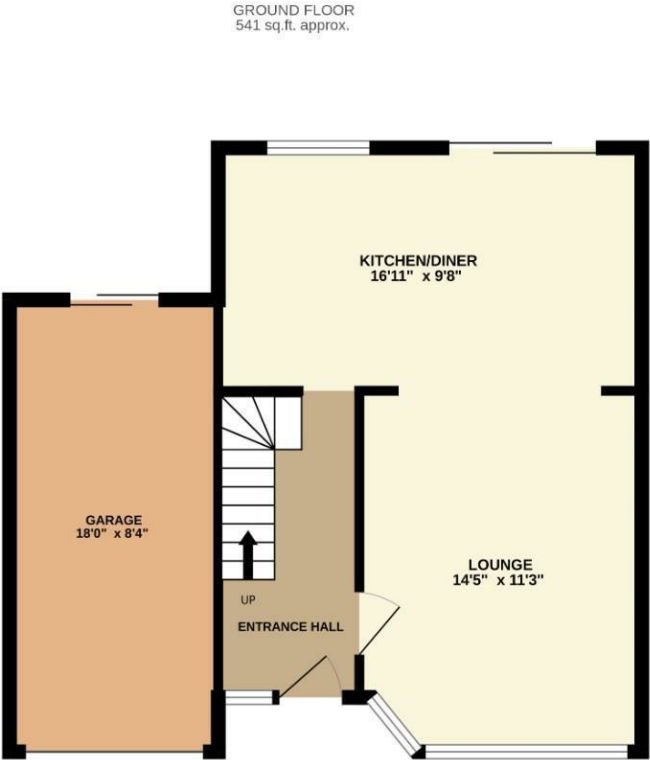
Agents Note

Please note: the property currently has a tenant in situ. The property can be sold with either vacant possession or with tenant in situ.









TOTAL FLOOR AREA : 903 sq.ft. approx.
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Price Guide £400,000 Freehold

HOME - The Estate Agent of Leigh
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.