



5 Smallholdings



# 5 Smallholdings Eastwoodbury Lane Southend-on-Sea Essex SS2 6UZ

Home Estate Agents are very excited to present an incredible opportunity to purchase not only this wonderful two/three bedroom cottage that was originally built for the returning soldiers of WW1 but also the 657 square meter plot of land directly to the east side of the existing house which has had planning approved for the development of a four bedroom detached house with further alternative plans available to view via Southend-on-Sea's online planning portal.

The main accommodation comprises; entrance hall, ground floor cloakroom, lounge, separate dining room/third bedroom, a cottage style kitchen/breakfast room plus a utility room and double glazed conservatory, whilst to the first floor there are two great size bedrooms and a spacious four piece bathroom suite.

Externally the property offers a substantial south backing rear garden which opens out directly onto open farmland, whilst to the front there is ample off street parking for several vehicles. Located on Eastwoodbury Lane this unique property is perfectly positioned to take full advantage of Southend Airport and its



adjacent railway station being within a short walk and offering direct access into London Liverpool Street. The property is well serviced by local bus routes, nearby amenities and major super market close by. Southend On Sea beach is also close at hand along with the town centre offering an array of shopping facilities.

## Accommodation Comprises

The property is approached via part glazed entrance door leading to:

### Entrance Hall 10'8 x 6'4

Stairs leading to the first floor landing, carpeted, panelled ceiling, radiator, doors to:

### Lounge 15'1 x 11'9

Double glazed bay window to rear aspect, carpeted, panelled ceiling, feature fireplace with inset log burner, radiator, doorway through to

the kitchen.

### Separate Dining Room/Bedroom Three 14'3 x 9'2

Double glazed windows to front and rear aspects, carpeted, panelled ceiling, feature fireplace, picture rail, radiator.

### Kitchen/Breakfast Room 14'2 x 12'10

A wonderful room with two clearly defined areas as follows:

#### Kitchen

Two double glazed windows to front aspect, the kitchen is fitted to include a butler sink with mixer tap, inset into a range of solid wood square edge work surfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units, integrated under counter fridge, electric oven & hob, wood effect flooring, open plan to:





#### Double Glazed Conservatory 9'8 x 8'5

Double glazed windows to rear and side aspects with a door to the rear garden, vinyl flooring, radiator.

#### First Floor Landing 13'9 x 7'2

Two double glazed windows to front aspect, carpeted, panelling to ceiling, built-in storage cupboard, doors to:

#### Bedroom One 15'3 x 12'3

Double glazed windows to front and rear aspect, carpeted, smooth plastered ceiling, radiator.

#### Bedroom Two 11'9 x 9'2

Double glazed window to rear aspect, carpeted, built-in storage cupboard, radiator.



#### Breakfast Area

Double glazed window to rear aspect, wood flooring, radiator, access to inner lobby.

#### Inner Lobby 5'5 x 3'2

With wood effect flooring, radiator, doors to:

#### Ground Floor Cloakroom 5'2 x 3'1

Double glazed obscure window to side aspect, high flushing WC, wall mounted wash hand basin with mixer tap, tiled flooring, radiator.

#### Utility Room 9'2 x 5'8

Appliance space and plumbing for washing machine and dishwasher, wall mounted boiler (not tested), tiled flooring.

#### Bathroom 11'9 x 8'1

A great size bathroom with double glazed obscure window to side aspect, modern four piece suite comprising; claw fitted bath, pedestal wash hand basin, low level WC, fully tiled shower cubicle, wood effect flooring, fitted storage cupboard, additional built-in eaves storage cupboard, heated rail and additional radiator.

#### Externally

#### Rear Garden

The property benefits from a fabulous south backing rear garden which commences with a raised decked area providing a lovely area for outside dining and entertaining. The remainder of the garden is mainly laid to lawn with a feature ornamental fish pond and an array

of mature flower, shrub and herbaceous borders and screen panelled fencing. There are also various outbuildings including sheds, chicken coops and a greenhouse. Side access to the front of the property.

#### Front Garden

To the front of the property there is a lawn area with brick retaining wall and off street parking for several vehicles.

#### Included Neighbouring Plot

The included neighbouring plot to the east measures approx 657 sqm and is mainly laid to lawn and backs directly onto Farmland with planning approval granted for a four bedroom detached house to be built (The application Ref is 22/01881/FUL) as well as further alternative plans available to view via Southend-on-Sea's online planning portal.

The generous garden as currently portioned with the existing house could easily be divided upon purchase to provide further space for development opportunity.























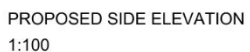
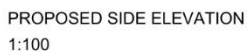












LJS

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CLIENT:	[REDACTED]	SCALE:	AS NOTED @ A1
PROJECT:	LAND TO THE EAST OF 5 SMALL HOLDINGS SS2 6UZ ESSEX	DATE:	20.05.2023
TRAINING:	PROPOSED PLANS, ELEVATIONS, BLOCK PLAN AND STREET SCENE	PROJECT NO:	22-02 001
		DRAWING NO:	
		REVISION:	05
		DRAWN BY:	L.S.

1. In a 1998 study, researchers found that the use of a computer-based system to monitor and control the flow of traffic in a hospital emergency department resulted in a 15% reduction in the time it took to admit patients to the hospital.





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