

# bear

*Estate Agents*



CASH BUYER ONLY \* VERY LARGE AND GREAT POTENTIAL \* PRIVATE GARDEN AND ENTRANCE \* PARKING AVAILABLE SECONDS AWAY IN THE RECREATIONAL GROUND \* This flat offers a large main bedroom and second smaller bedroom, a three-piece family bathroom, kitchen with direct garden access and a naturally bright south facing reception room. The property also benefits from a private and unoverlooked rear garden, a private entranceway to the property. The location is perfect, next to Belfairs Golf Course also with amenities and bus links on the doorstep, while being a short drive from Leigh Station for commuters, Leigh Broadway and The Old Town of Leigh, Southend Airport, Southend University Hospital and the prestigious grammar schools of the borough. Also for schooling, The Fairway Primary School and Belfairs Academy are both within the catchment area, there is also on-street parking around the flat.

- Private garden is completely unoverlooked
- Double main bedroom
- Short drive to Leigh Station and the Broadway
- Great school catchment with The Fairway Primary minutes away
- Great Leigh-on-Sea location next to Belfairs Golf Course
- Large first floor flat
- Bright south facing reception room
- Amenities and bus links on the doorstep
- Southend Airport, grammar schools and Hospital a short drive away
- Cash buyers only

## Eastwood Road North

Leigh-On-Sea

£170,000



# Eastwood Road North



## Entrance

Property is accessed via the fairway through the private garden gate and up the garden to steps leading to the first floor where there is a UPVC double glazed obscured private entrance door leading to:

## Kitchen

9'1" x 8'10"

UPVC double glazed obscured door and a UPVC double glazed window to side aspect, wall-mounted and base level kitchen units comprising; stainless steel sink and drainer with chrome mixer tap and a tiled splashback, space for a freestanding cooker, space for washer/dryer, space for fridge/freezer, integrated extractor hood, partially tiled walls, double radiator, skirting and wood effect laminate flooring.

## Lounge-Diner

15'8" x 14'1"

Two UPVC double glazed windows to front aspect facing south for a large amount of natural light, two radiators, feature tiled fireplace with wooden surround, picture rail, skirting, carpet.

## Bedroom One

12'7" x 11'9"

UPVC double glazed window to rear aspect, two sets of built-in wardrobes, picture rail, radiator, skirting, carpet.

## Bedroom Two

9'3" x 8'11"

UPVC double glazed window to rear aspect, picture rail, radiator, skirting, original wooden floorboards.

## Three-Piece Family Bathroom

6'5" x 5'9"

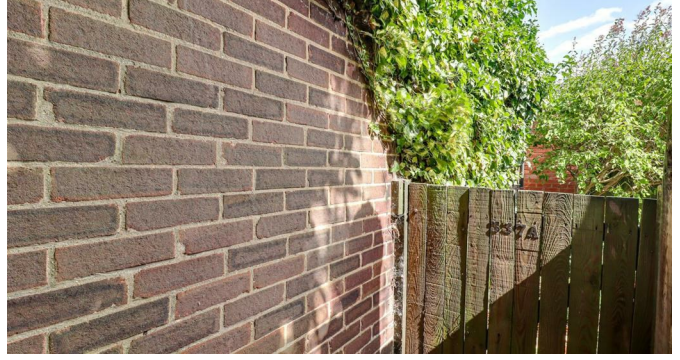
UPVC double glazed obscured window to side aspect, airing cupboard, bath with shower attachment, low-level w/c, pedestal wash basin with chrome taps, partially tiled walls, radiator, tile effect lino flooring

## Private Rear Garden

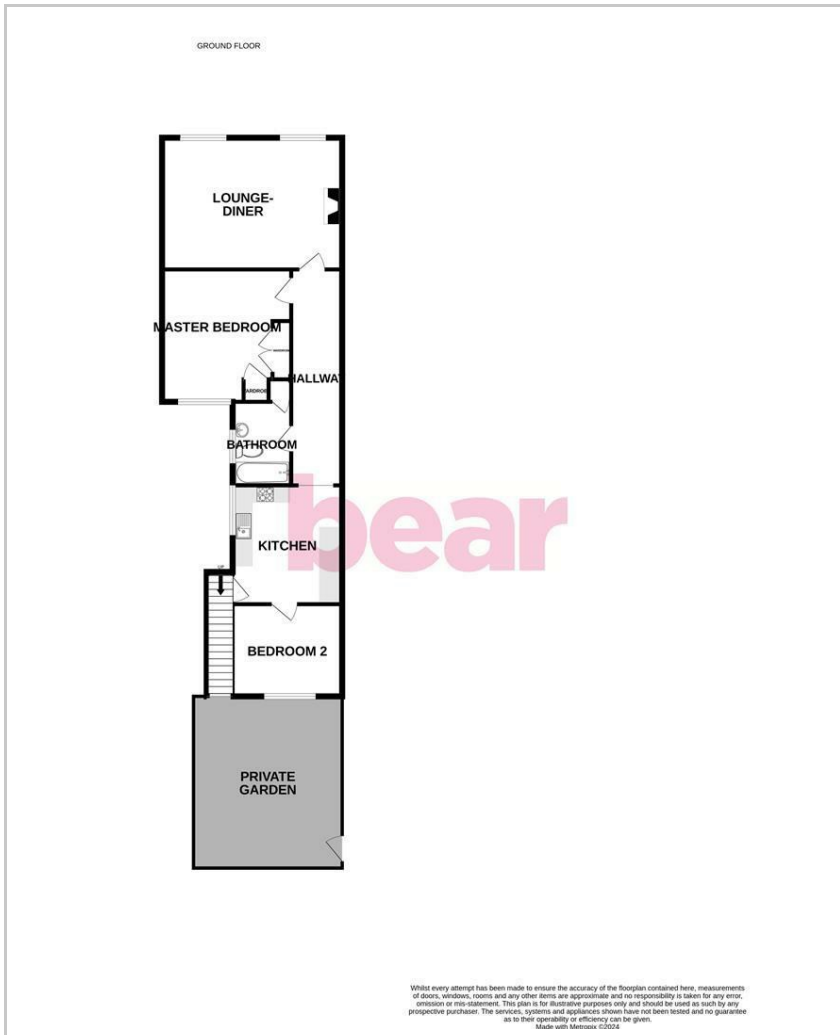
Commences with a patio area with pathway leading to the entrance gate, lawn area, planting for privacy making the garden completely unoverlooked, shed to remain.

## Agents Notes:

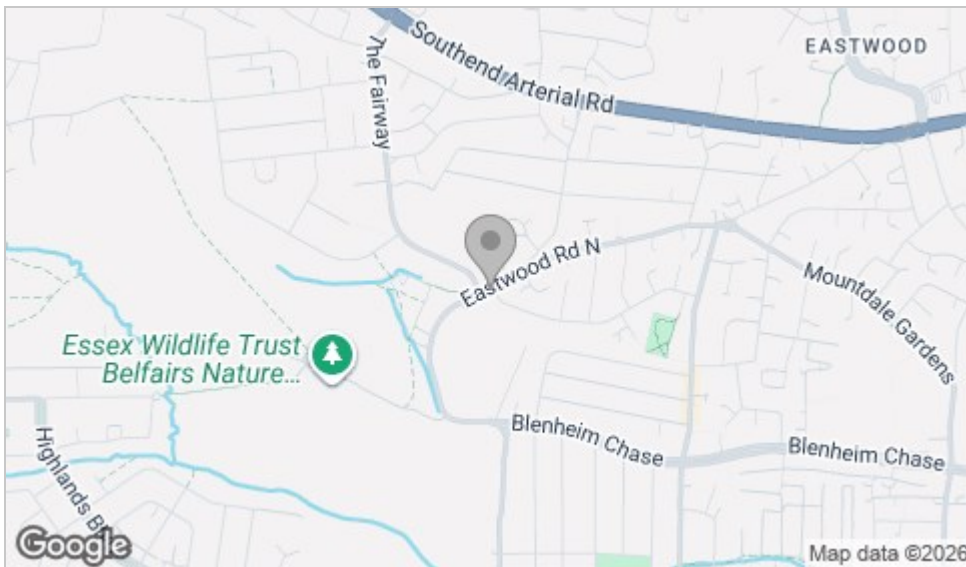
Council tax band: A



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

