

**To arrange a viewing contact us  
today on 01268 777400**



## **Eastwood Old Road, Leigh-On-Sea Guide price £425,000**

Aspire are pleased to offer this delightful two-bedroom semi-detached bungalow in the desirable Belfairs estate, Leigh-on-Sea. Just moments from Belfairs Woods and Golf Course, the property features a spacious 65ft south-westerly facing rear garden, perfect for outdoor living.

The bungalow offers two good-sized bedrooms, a large kitchen/diner, a comfortable lounge, and a four-piece bathroom. Externally, there's a long driveway with parking for multiple vehicles and a garage.

Located close to local amenities, transport links, and top schools, this home offers excellent potential to extend (STPP) and is ideal for downsizers or first-time buyers. Viewing is highly recommended. Guide price £425k-£475k

**Lounge**

15'0" x 12'9" (4.59 x 3.89)

**Kitchen/Dining Room**

18'8" x 13'8" (5.71 x 4.17)

**Bathroom****Bedroom One**

12'9" x 13'0" (3.91 x 3.97)

**Bedroom Two**

11'8" x 10'6" (3.57 x 3.21)

**Garage**

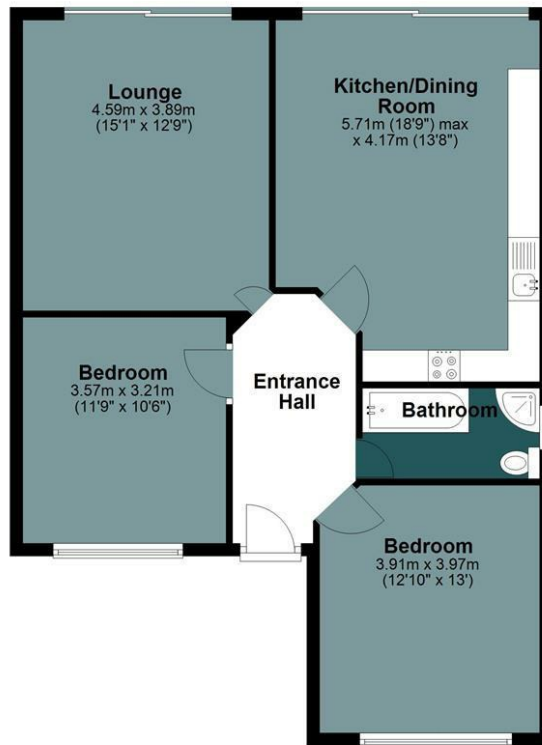
40'3" x 8'3" (12.27 x 2.54)

**Garden**

**Garage**  
Approx. 31.2 sq. metres (335.7 sq. feet)



**Ground Floor**  
Approx. 77.6 sq. metres (835.5 sq. feet)

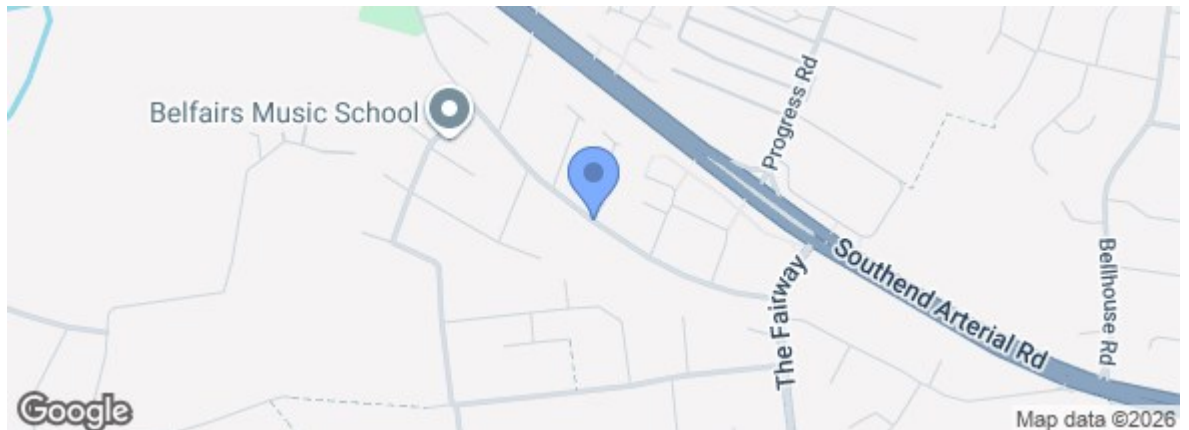


Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp. □

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.