



Eastwoodbury Lane, Southend-On-Sea

Price Guide £500,000

home.

# Smallholdings Eastwoodbury Lane

Southend-On-Sea  
SS2 6UZ



- Two/Three Bedroom Cottage
- Ample Off Street Parking
- Substantial South Backing Rear Garden
- Perfectly Positioned For Southend Airport With Adjacent Mainline Railway Station
- Viewing Advised

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





\*\*\* Guide Price £500,000 - £550,000 \*\*\*

Home Estate Agents present a rare opportunity to invest in a three bedroom period cottage, for returning soldiers of WW1, which stands on a generous size south backing plot backing directly onto open farmland, whilst to the front offering ample off street parking.

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

A substantial south backing rear garden enjoys Summer days and nights, leading to expansive farmland and an idyllic aspect of calming views. The property benefits from ample off-street parking for several vehicles.

Located on Eastwoodbury Lane, this exceptional property is perfectly positioned to take advantage of Southend Airport and its adjacent railway station - a short walk, with direct access into London Liverpool Street. The property is well serviced by local bus routes, amenities and super market close by. Beach and town centre are just a short drive away.



**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:

**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.

**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.

**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.

**Agents Note**

Please be aware that under Section 21 of the Estate Agent Act 1979 we would advise that the vendor of this property is associated with Home Estate Agents.









## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Semi-Detached

Approx. sq ft  
EPC band: C  
Tenure: Freehold  
Council Tax Band: D

£500,000

GROUND FLOOR



1ST FLOOR



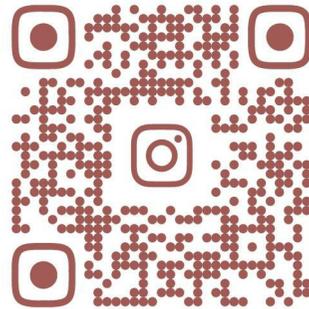
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