



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**182 Eastwood Road North, Leigh-On-Sea, SS9 4LX**

**£445,000 Freehold**

A DETACHED THREE BEDROOM CHALET BUNGALOW WITH IMPRESSIVE 40 X 100 SOUTH BACKING GARDEN, located in this popular location with shops close by and primary school.

Offering good sized accommodation albeit requiring updating, the property offers much scope and potential for extending to create a much larger home STP. NO ONWARD CHAIN

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## Accommodation

Upvc double glazed door leading to porch with tiled flooring and upvc double glazed windows. Hard wood entrance door, opening to:

## Entrance Hall



Upvc double glazed windows to both front and side aspects, solid wood flooring, smooth plastered ceiling, understairs storage cupboard, radiator and power points. Doors leading to:

## Lounge 16'8 x 12'8 (5.08m x 3.86m)



Upvc double glazed windows to side aspect, sliding patio doors opening to rear garden, solid wood flooring, smooth plastered ceiling, feature brick built fireplace with inset electric fire, radiator, TV and power points.



## Kitchen/Diner 12'7 x 10'7 (3.84m x 3.23m)



Upvc double glazed window to rear aspect, tiled flooring, smooth plastered ceiling, half tiled walls, aluminium part glazed obscure door to side, range of fitted wall and base units with laminate worktops, inset stainless steel one and half sinks with mixer tap, gas hob with extractor fan over, double oven/grill, space for fridge freezer and washing machine, radiator, TV and power points.



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## Bedroom Three 12'11 x 12'8 (3.94m x 3.86m )



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.



## Bathroom 7'1 x 5'4 (2.16m x 1.63m)



Aluminium obscure glazed window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, panelled bath, separate shower cubicle with glass doors, pedestal wash hand basin, chrome heated towel rail.



## Cloakroom/W.C



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, close coupled W.C.

## Landing

Aluminium high level window to front aspect, carpet, storage cupboard. Doors opening to:

## Bedroom One 12'8 x 12'5 (3.86m x 3.78m )



Upvc double glazed window to side aspect, carpet, smooth plastered ceiling, radiator, TV and power points and built in wardrobes

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**Cloakroom/W.C**



**Rear Garden**



Double doors concealing close coupled W.C, tiled walls, carpet, vanity unit with inset wash hand basin and twin taps.

Approx. 100FT x 40FT South facing mature landscaped garden mostly laid to lawn with flower bed borders, patio area adjoining the property, wooden garden shed, side access and access to garage.

**Bedroom Two 15'8 x 10'10 max (4.78m x 3.30m max)**



Upvc double glazed windows to side aspect, velux window to rear, carpet, smooth plastered ceiling with access to loft via hatch, three built-in storage cupboards, radiator, TV and power points,

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## Front Garden

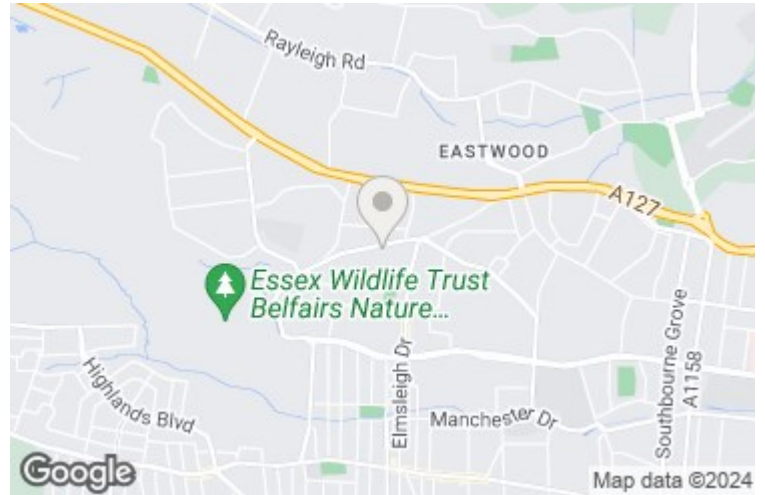


Low level walled frontage, spacious block paved driveway providing ample off street parking for several vehicles plus carport.

## Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		29	76
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Detached Garage 27'10 x 7'5 (8.48m x 2.26m)

Barn style doors, windows and door to side. (In need of refurbishment)



Ground Floor  
940 sq.ft. (87.3 sq.m.) approx.



1st Floor  
696 sq.ft. (64.7 sq.m.) approx.

epcsinessex

TOTAL FLOOR AREA: 1636 sq.ft. (152.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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