



12 Belgrave Close



# 12 Belgrave Close Eastwood SS9 5EU

Home Estate Agents are privileged to offer this charming 3-bedroom semi-detached house with ample off street parking, located in a peaceful cul-de-sac in the Eastwood area of Leigh-on-Sea, offering a serene and family-friendly environment. Nestled in a quiet location, this home provides a perfect balance of tranquillity and convenience, with easy access to local amenities, schools, and transport links, including nearby Leigh-on-Sea station for direct connections to London.



## Accommodation Comprises

The property is approached via entrance door with glass panels and windows to both side into:

### Entrance Hall

Wood effect laminate flooring, ceiling light, smoke alarm, carpeted stairs with concealed lighting leading to first floor accommodation. Doors to:

### Downstairs Cloakroom

Vinyl tiled flooring, wash hand basin with vanity storage beneath, WC, tiled splashback, coved cornice, automatic sensor spotlighting, extractor, wall mounted shelving, heated

towel rail.

### Lounge 14'5 x 12'2

Carpeted, large double glazed window to front with blinds, coved cornice, ceiling light, wall mounted storage, radiator. Archway through to:

### Kitchen Diner 15'8 x 8'2

Laminate tiled flooring, part tiled walls, double glazed window with blind to rear and double glazed French doors leading to garden, coved cornice, spotlights, range of base units with wood effect worksurfaces and matching eye level wall mounted units with concealed lighting, freestanding American style fridge freezer, stainless steel double sink with



### First Floor Landing

Carpeted, double glazed obscure window, access to loft via hatch. Doors to:

### Bedroom One 11'9 x 8'5

Carpeted, feature panelled wall, ceiling light, concealed air conditioning, double glazed window to front with blind, TV point, radiator.

### Bedroom Two 10'11 x 9'2

Carpeted, double glazed window to front with blinds, coved cornice, concealed air conditioning, radiator.

### Bedroom Three 8'2 x 5'7

Carpeted, double glazed window to front with blinds, built in wardrobe and desk space, wall mounted cupboards, spotlights, concealed air conditioning, radiator.

### Bathroom 8'2 x 5'7

Tiled flooring and walls, double glazed obscure window to side with blind, L shaped panelled bath with taps, rainfall shower over and screen, pedestal wash hand basin with mixer tap and wall mounted electric light mirror over, WC, storage cupboard, spotlights, heated chrome towel rail/radiator.



drainer and mixer tap, integrated electric oven with four ring gas hob and NEFF extractor over, integrated dishwasher and washing machine, large larder style cupboard with shelving, radiator.

### Playroom 17'1 x 6'7

Laminate wood effect flooring, double glazed window to front with blinds, coved cornice, spotlights, smoke alarm, access to understairs storage, radiator. Through to:

### Dining Room 14'6 x 7'11

Continuation of wood effect laminate flooring, double glazed window to side with blinds, double glazed French doors leading to decked area, spotlights, cat flap, radiator.



### Externally

### Rear Garden

Rear garden commencing with decking and steps leading down to remainder of the garden which is laid to lawn, summerhouse, screen panelled fencing.

### Frontage

Block paved driveway providing off street parking for two 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.











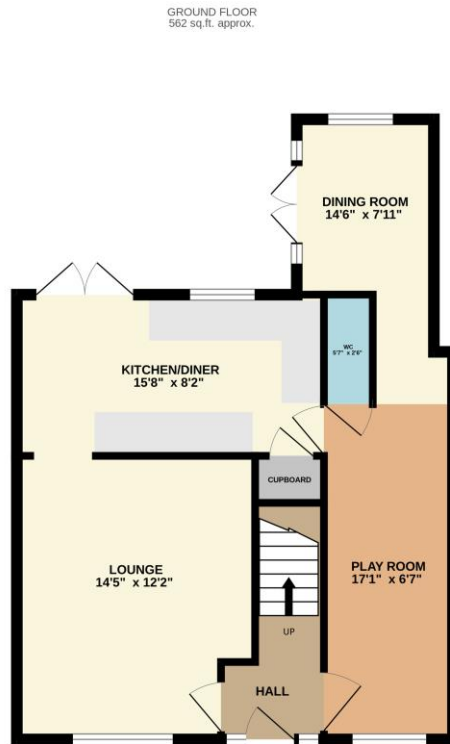












TOTAL FLOOR AREA : 896 sq.ft. approx.  
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Price: £400,000 Freehold

HOME - The Estate Agent of Leigh

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References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling