



**Connells**

Purcell Close  
Basingstoke



### Property Description

Set in the highly sought-after location of Brighton Hill, this spacious two bedroom ground floor maisonette offers an ideal opportunity for first-time buyers, downsizers or investors looking for a well-presented home, offered to the market with no onwards chain.

This property welcomes you with a bright and inviting lounge-diner, providing ample room for both relaxation and dining. The kitchen is well-appointed and offers direct access to the private rear garden, creating a seamless flow between indoor and outdoor living - perfect for enjoying summer evenings or entertaining guests.

There are two good-sized bedrooms, both offering comfortable and versatile spaces and a family bathroom. The home benefits from its ground floor position, making it easily accessible and convenient.

Located in Brighton Hill the town centre is easily reached where there are more extensive recreational and shopping facilities including the bars, shops and restaurants of Festival Place. Basingstoke has museums, theatres, a concert hall, ice rink, cinemas and sports centres. The M3 motorway (junctions 6 & 7) runs just South of the town and there is a regular service to London (Waterloo from 46 minutes).



## Lounge

Irregular Shaped Room 17' 6" max x 11' 2" max ( 5.33m max x 3.40m)

Double glazed window to front, open fireplace

## Kitchen

Irregular Shaped Room 10' max x 7' 10" max ( 3.05m max x 2.39m)

Double glazed part frosted door to rear, double glazed window to rear, integrated oven and gas hob , space for washing machine, integrated fridge-freezer, integrated dishwasher

## Bathroom

### Bedroom 1

Irregular Shaped Room 16' 5" max x 9' max ( 5.00m max x 2.74m)

Double glazed window to front

### Bedroom 2

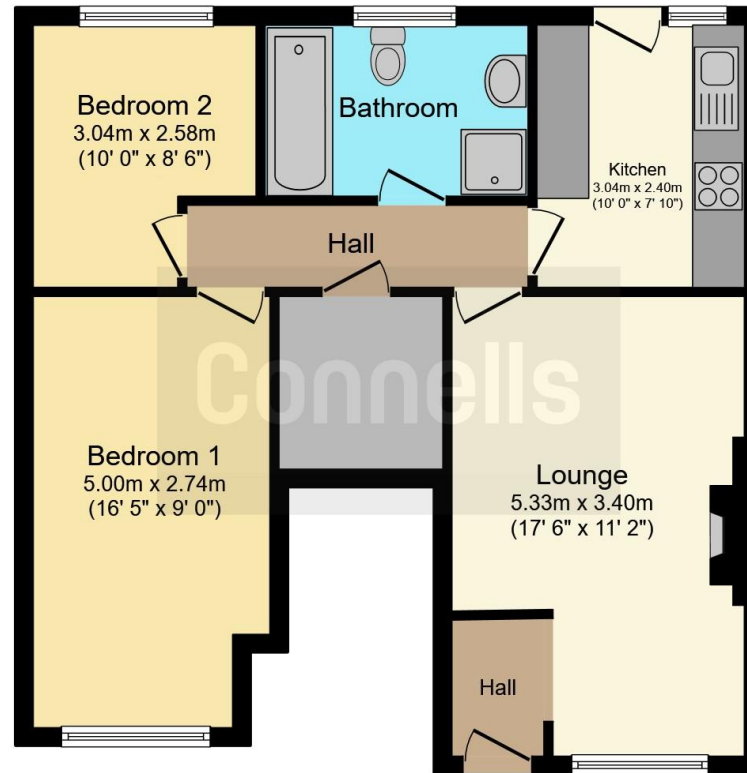
Irregular Shaped Room 10' max x 8' 6" max ( 3.05m max x 2.59m)

Double glazed window to rear









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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56 Broadmere Road Beggarwood  
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EPC Rating: C Council Tax Band: B

Service Charge: 250.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KSH105811](http://connells.co.uk/Property/KSH105811)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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