



Connells

Beecham Berry  
Basingstoke



### Property Description

Discover this charming one-bedroom cluster house, nestled in the ever-popular Brighton Hill area. Immaculately maintained and recently refurbished, this delightful home offers modern living with thoughtful features throughout. The spacious double aspect bedroom boasts nice views, built-in wardrobes, providing ample storage and a touch of convenience, while the well-appointed bathroom offers comfort for everyday life.

The inviting living space opens seamlessly onto your very own sunny aspect private garden – perfect for unwinding, entertaining guests, or enjoying a summer barbecue. A rare find in this location, the property also benefits from two allocated parking spaces, ensuring you'll never have to worry about finding a place for your car.

Set in vibrant Brighton Hill, residents enjoy easy access to an array of local amenities. Nearby shopping facilities include the Brighton Hill Retail Park, with its supermarkets, cafes, and shops. Schools, parks, and medical centres are within walking distance, making this an ideal setting for both professionals and those seeking tranquillity close to town. Excellent transport links connect you quickly to Basingstoke town centre and mainline rail services, putting London and other major cities within easy reach.

## Entrance Hall

Door to lounge, stairs up

## Lounge

11' 6" x 9' 10" ( 3.51m x 3.00m )

Double glazed window to front, double glazed sliding door to side

## Kitchen

13' 1" max x 4' 9" ( 3.99m max x 1.45m )

Double glazed window to side, stainless steel sink and mixer tap and drainer, space for washing machine, integrated oven and hob, space for fridge freezer

## Bedroom

10' 10" max x 9' 10" max ( 3.30m max x 3.00m max )

double glazed window to side, double glazed window to front, double built in wardrobe, built in cupboard

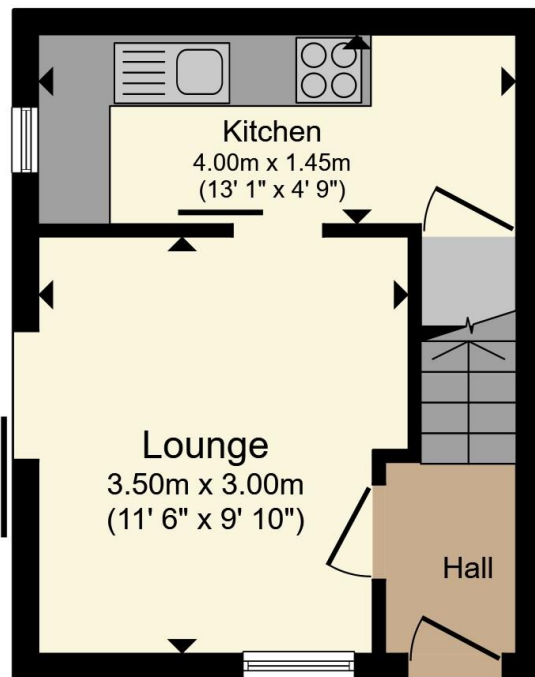
## Bathroom

Low level wc, panel enclosed bath, wall mounted shower, pedestal hand wash basin

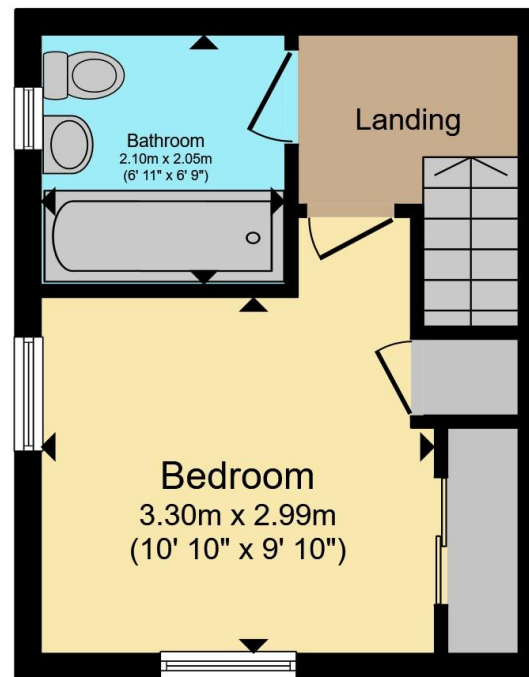








**Ground Floor**



**First Floor**

Total floor area 41.5 m<sup>2</sup> (447 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: E Council Tax  
Band: B

Tenure: Freehold

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