



Bear Estate Agents are pleased to bring to the market this recently refurbished one bedroom ground floor maisonette, ideally positioned within the highly desirable Lee Chapel South location. Offering well-balanced accommodation and excellent convenience.

The property is within close proximity to local shops, popular bus routes, and well-regarded schools including Lee Chapel Primary School. Basildon Town Centre, along with both Basildon and Laindon Railway Stations, are approximately 1.0 mile away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both a short drive in either direction, offering excellent connectivity into London and beyond.

- Recently Refurbished Throughout
- Three External Storage Cupboards
- Easy Access to A13 and A127
- Kitchen with Ample Storage and Worktop Space (6'8 x 8'11)
- Three Piece Bathroom Suite
- Highly Desirable Lee Chapel South Location
- 1.0 Mile to Basildon and Laindon Railway Stations
- Spacious Lounge / Diner with Fireplace (16'6 x 11'1)
- Double Bedroom with Fitted Wardrobes (13'3 x 9'4)

Ardleigh

Lee Chapel South

£1,200



Ardleigh



Internally, the accommodation is arranged across one level.

The home begins with a welcoming entrance hall which benefits from a useful storage cupboard, adding to the practicality of the layout.

The lounge/diner measures 16'6 x 11'1 and forms the heart of the home. Featuring a fireplace and a large window, the room is filled with natural light and offers a comfortable and inviting space for both relaxing and entertaining.

The kitchen measures 6'8 x 8'11 and provides an abundance of cupboard and worktop space, creating a practical environment for cooking and food preparation. The space is further enhanced by two additional storage cupboards, offering excellent supplementary storage beyond the standard kitchen units.

The bedroom measures 13'3 x 9'4 at its maximum dimensions and is a well-proportioned double room, further enhanced by fitted wardrobes, providing excellent built-in storage while still allowing ample space for additional bedroom furniture. The room offers a calm and private space, ideal for both rest and relaxation.

The accommodation is completed by a three-piece bathroom suite, comprising a shower over bath, WC, and wash hand basin.

Externally, the property benefits from three useful storage cupboards, providing excellent additional space, along with on-street parking available.

This recently refurbished ground floor maisonette offers spacious accommodation, excellent storage, and a highly convenient location, all available with no onward chain. An internal viewing is highly recommended to fully appreciate the space and benefits on offer.

Lease Length: 88 Years Remaining
Ground Rent: £10 Per Annum
Service Charge: £58 Per Calendar Month

Council Tax Band: B (£1670.13)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

One Bedroom Ground Floor Maisonette

Highly Desirable Lee Chapel South Location

Recently Refurbished Throughout

1.0 Mile to Basildon and Laindon Railway Stations

Easy Access to A13 and A127

Spacious Lounge/Diner with Fireplace (16'6 x 11'1)

Kitchen (6'8 x 8'11)

Additional Storage Cupboards off Kitchen

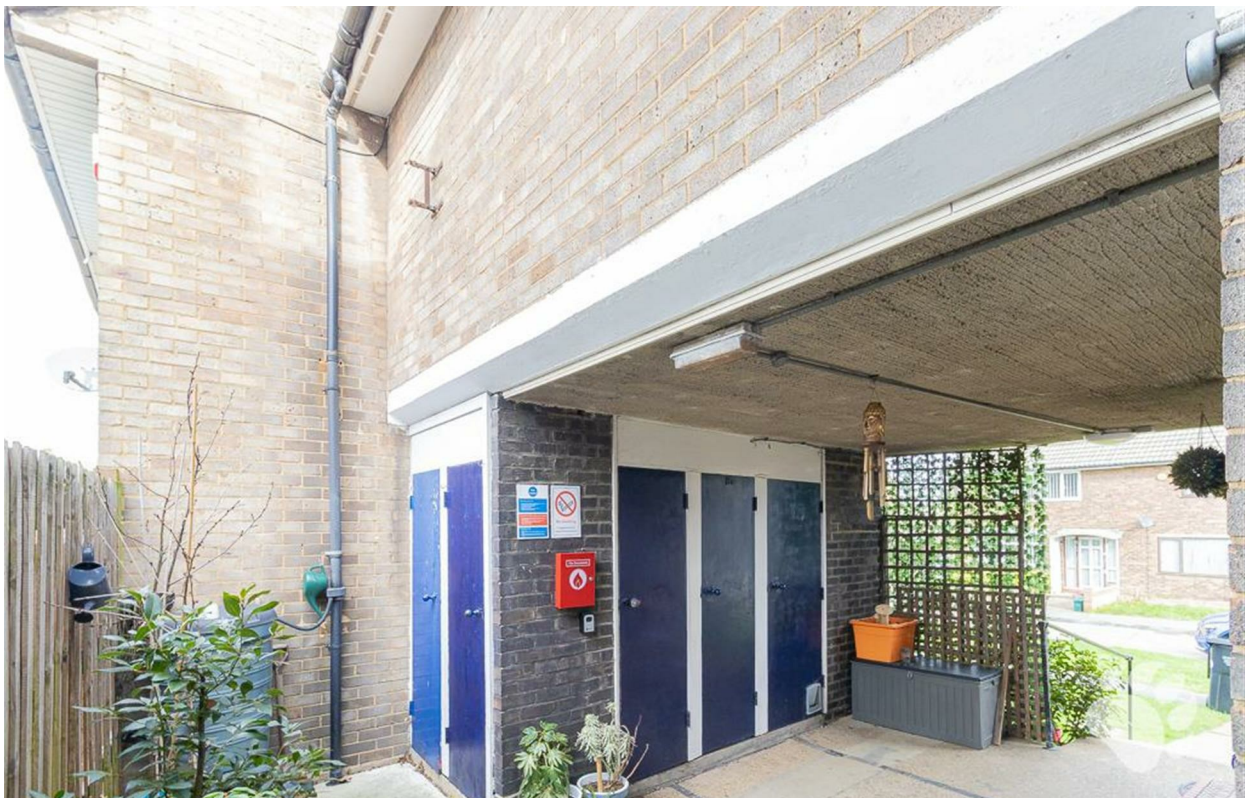
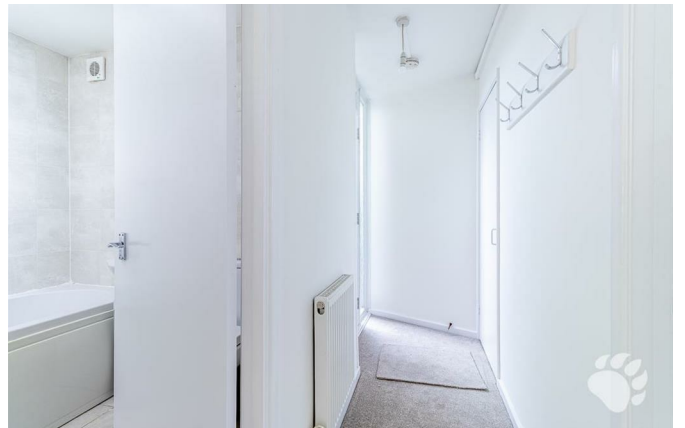
Double Bedroom with Fitted Wardrobes (13'3 x 9'4)

Three Piece Bathroom Suite

Entrance Hall with Storage Cupboard

Three External Storage Cupboards

On Street Parking Available



Floor Plan

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

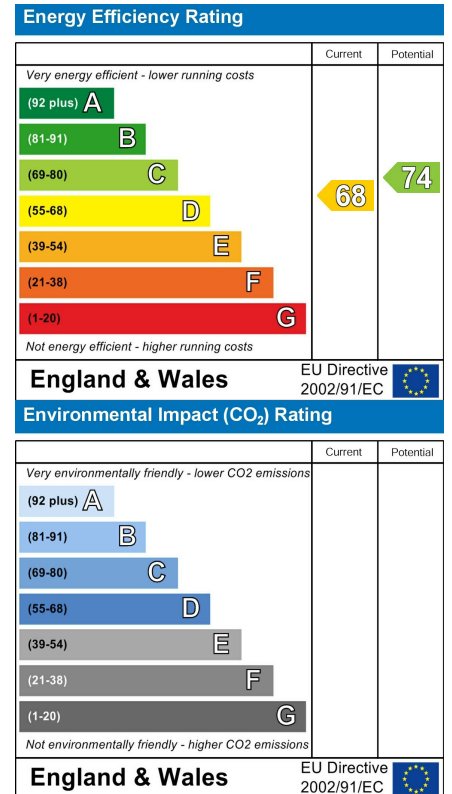


TOTAL FLOOR AREA - 441 sq.ft. (40.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with [Floorplan.com](#)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Westcliff-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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