



Bear Estate Agents are pleased to bring to the market this well-proportioned one-bedroom ground floor maisonette, ideally situated within the popular Lee Chapel South area and offering convenient access to local amenities and transport links. The property is located close to local shops, well-regarded schools and popular bus routes, including the highly sought-after Lee Chapel Primary School. Basildon Town Centre and Basildon Railway Station are approximately 0.6 miles 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 away, also offering excellent access into London and beyond.

- One Bedroom Ground Floor Maisonette
- Located in the Popular Lee Chapel South Area
- Within Catchment of Lee Chapel Primary School
- 0.6 Miles to Basildon Railway Station
- Kitchen (6'4 x 8'6)
- Lounge / Diner (13'2 x 11'9)
- Double Bedroom (13'2 x 8'7 Max)
- Large Storage Cupboard in Bedroom
- Small Private Outdoor Space and Two External Storage Sheds
- On Street Parking Available

## Cross Green

Basildon

**£175,000**

Offers Over



# Cross Green



Internally, the home begins with an entrance hall which benefits from two storage cupboards, providing excellent practicality.

The kitchen measures 6'4 x 8'6 and offers an abundance of cupboard and worktop space, creating a practical and well-organised cooking area with space for appliances.

The lounge/diner measures 13'2 x 11'9 and provides a comfortable and versatile living space, allowing room for both lounge and dining furniture. The room benefits from good natural light, creating a bright and welcoming environment ideal for relaxing or entertaining.

The bedroom measures 13'2 x 8'7 at its maximum dimensions and is a well-proportioned double bedroom, benefiting from a large storage cupboard which provides useful built-in storage while still allowing space for additional bedroom furniture.

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

Externally, the property benefits from a small private outdoor space, ideal for storing bins or hanging washing. There are also two external storage sheds, providing additional storage.

Parking is available via on-street parking.

This home offers well-balanced accommodation and a highly convenient location, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Leasehold  
112 Years Remaining  
Ground rent £10 Per Annum  
Service Charge: £910.50 Per Annum

Council Tax Band: A (£1431.54)

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.

## **One Bedroom Ground Floor Maisonette**

**Located in the Popular Lee Chapel South Area**

**Close to Shops Schools and Bus Routes**

**Within Catchment of Lee Chapel Primary School**

**0.6 Miles to Basildon Railway Station**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Kitchen (6'4 x 8'6)**

**Lounge / Diner (13'2 x 11'9)**

**Double Bedroom (13'2 x 8'7 Max)**

**Large Storage Cupboard in Bedroom**

**Three Piece Bathroom Suite**

**Small Private Outdoor Space**

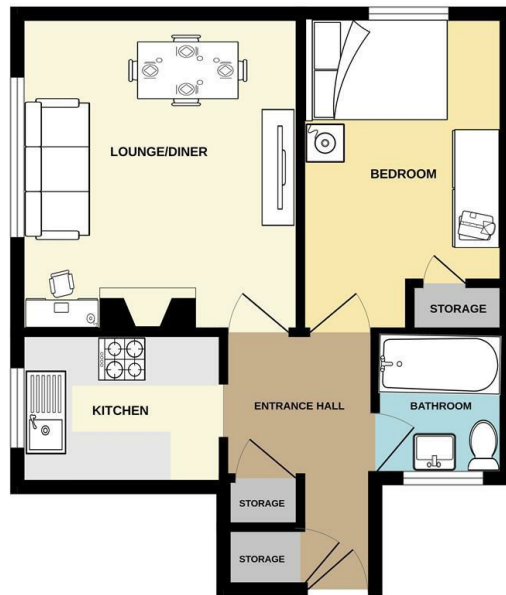
**Two External Storage Sheds**

**On Street Parking Available**

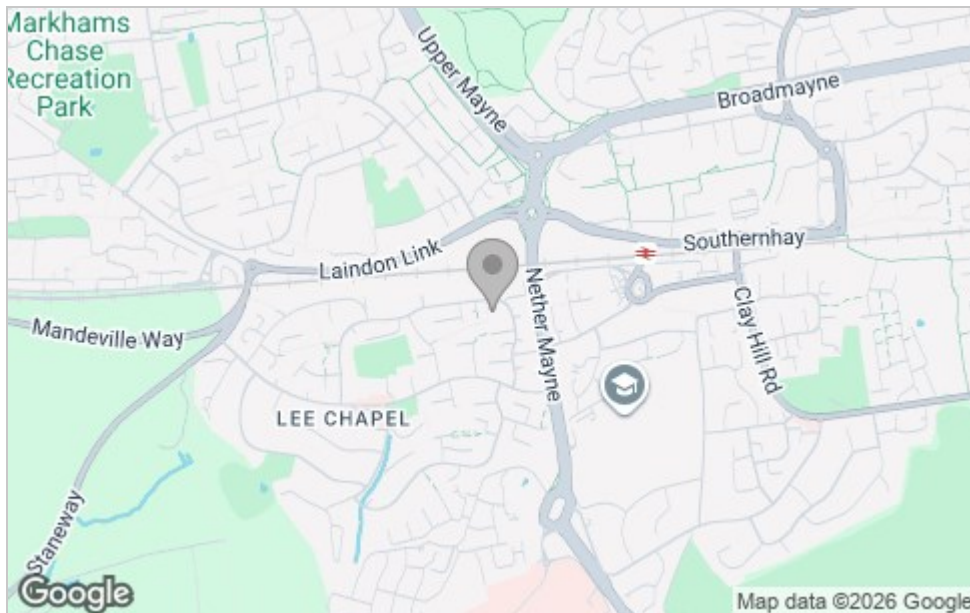


## Floor Plan

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 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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## Energy Efficiency Graph

