



Charleston Court, Basildon

Guide Price £230,000



- **NO ONWARD CHAIN** – Beautifully presented two bedroom ground floor maisonette offered chain free, making it an excellent option for buyers keen to get moving.
- **PRIVATE REAR GARDEN** – Enjoy your own landscaped outside space, accessed directly from the lounge/diner and finished with low-maintenance artificial grass.
- **SUMMERHOUSE/GAMES ROOM** – A fantastic garden room complete with power and lighting, ideal as a games room, home office, gym, bar or entertaining space.
- **STYLISH LOUNGE/DINER** – A lovely size living and entertaining space featuring contemporary wood panelling and direct access into the private rear garden.
- **STUNNING KITCHEN** – Beautifully presented and thoughtfully designed, providing a stylish and practical space for everything from quick breakfasts to evening meals.
- **TWO GOOD SIZE BEDROOMS** – Two well-proportioned bedrooms provide excellent flexibility for couples, young families, guests or those needing a dedicated home office.
- **ALLOCATED & VISITOR PARKING** – The property benefits from its own allocated parking space, with the added convenience of visitor parking for friends and family.
- **WELL APPOINTED BATHROOM** – A smart and beautifully presented bathroom complements the stylish accommodation and completes the impressive interior.
- **EXCELLENT ADDITIONAL FEATURES** – Further benefits include an alarm system and separate garden storage shed, adding extra security and useful storage space.
- **LEASE EXTENSION POTENTIAL** – Currently offered with an approximately 85-year lease, with the owner willing to consider extending the lease subject to the offer received.



GUIDE PRICE £230,000-£250,000.

NO ONWARD CHAIN AND NOT YOUR AVERAGE MAISONETTE... AND THE GARDEN HAS A SURPRISE

If you thought maisonette living meant compromising on outside space, Charleston Court would like a word.

Beautifully presented, stylish throughout and offered with no onward chain, this fantastic two bedroom ground floor maisonette comes with its own landscaped rear garden, allocated parking and even a powered summerhouse/games room.

Yes, you read that correctly.

Step inside and the inviting entrance hallway introduces a home that feels every bit as good as it looks.

The lovely size lounge/diner is made for both putting your feet up and having people over, with feature wood panelling adding a stylish focal point and giving the room some serious personality. Even better, you can step directly from here into your own private rear garden – ideal when the sun makes one of its occasional appearances.

The stunning kitchen is smart, contemporary and beautifully presented, while the well-appointed bathroom continues the modern feel.

There are also two good size bedrooms, giving you plenty of options. Main bedroom and guest room? Home office? Dressing room? A room specifically for all the things you promised you'd eventually put away? We're not judging.

Now, back to that garden.

Landscaped with artificial grass, it offers all the greenery with considerably less weekend maintenance. There's plenty of space for outdoor furniture, summer drinks and entertaining, but the real talking point is waiting at the bottom of the garden.

A summerhouse/games room with power and lighting.

Home office, games room, gym, bar or your very own escape when somebody else has control of the television – the possibilities are pretty tempting. There's also a separate storage shed for all the practical stuff you'd rather not have on display.

The property also comes with an alarm system, allocated parking space and visitor parking, so friends and family have somewhere to park when they inevitably invite themselves over to inspect your new garden room.

And there's another big tick in the box: NO ONWARD CHAIN.

The property currently has an approximately 85-year lease, and the owner would consider extending the lease depending on the offer received, giving prospective buyers an important additional point to discuss during negotiations.

So, what have we got?

Two good size bedrooms, stylish interiors, a private landscaped garden, powered summerhouse, allocated parking, visitor spaces and no onward chain.

Maisonette? Technically, yes. Ordinary? Not a chance.

AGENTS NOTE - SOME OF THESE PHOTOS HAVE BEEN STAGED WITH FURNITURE USING AI.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/4-charleston-court-basildon-ss13-1ta/5649347>

Annual Service Charge: £1,392

Annual Ground Rent: £70.00

Length of Lease: 85 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



