



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this well-presented one bedroom second floor flat, ideally positioned in the heart of Basildon Town Centre and offering modern accommodation alongside excellent transport links and everyday convenience.

The property is perfectly situated above Basildon Town Centre, placing a wide range of shops, restaurants, amenities and leisure facilities right on the doorstep. Popular bus routes are also nearby, whilst Basildon Sporting Village is approximately 1.2 miles away. Basildon Railway Station is just 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 within easy reach, offering convenient access into London and beyond.

- NO ONWARD CHAIN
- 0.6 Miles to Basildon Railway Station
- Lengthy Lease
- Located in Basildon Town Centre
- 1.2 Miles to Basildon Sporting Village
- Open Plan Kitchen/Lounge/Diner (21'2 x 12'6 Max)
- Fitted Wardrobe in Bedroom
- Allocated Parking Space
- Double Bedroom (10'3 x 9'10)
- Three Piece Bathroom Suite

## Southernhay Close

Basildon

**£170,000**

Offers In Excess Of



# Southernhay Close



Internally, the home begins with an entrance hall which houses a useful storage cupboard, providing practical additional storage.

The open-plan kitchen/lounge/diner measures an impressive 21'2 x 12'6 at its maximum dimensions and forms the heart of the home. The kitchen offers an abundance of cupboard and worktop space, creating a highly practical cooking environment, whilst also benefiting from a brand-new integrated washing machine and an integrated fridge/freezer. The lounge and dining area provides ample room for both relaxing and entertaining, further enhanced by a Juliet balcony which allows natural light to flood the room throughout the day.

The bedroom measures 10'3 x 9'10 and is a well-proportioned double bedroom, hosting a fitted wardrobe and comfortably accommodating a large bed alongside 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 an allocated parking space within the residents' car park, adding further convenience.

Overall, this home offers modern and well-balanced accommodation, excellent transport links and a highly convenient town centre location, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Leasehold:  
135 Years Remaining  
Service Charge: £1607.52 Per Annum  
Ground Rent: £363.21 Per Annum

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 Second Floor Flat**

**Located in Basildon Town Centre**

**Close to Shops, Schools and Bus Routes**

**0.6 Miles to Basildon Railway Station**

**Direct Links to London Fenchurch Street**

**1.2 Miles to Basildon Sporting Village**

**Easy Access to the A13 and A127**

**Open Plan Kitchen/Lounge/Diner (21'2 x 12'6 Max)**

**Kitchen with Ample Cupboard and Worktop Space**

**Lounge Area with Juliet Balcony**

**Double Bedroom (10'3 x 9'10)**

**Fitted Wardrobe in Bedroom**

**Three Piece Bathroom Suite**

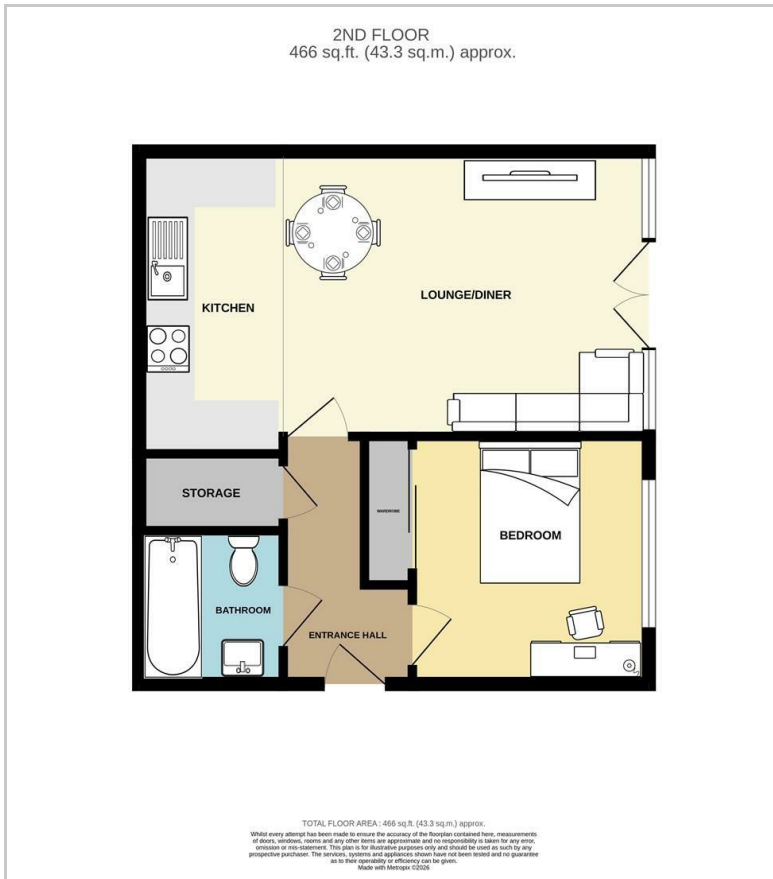
**Entrance Hall with Storage Cupboard**

**Allocated Parking Space**

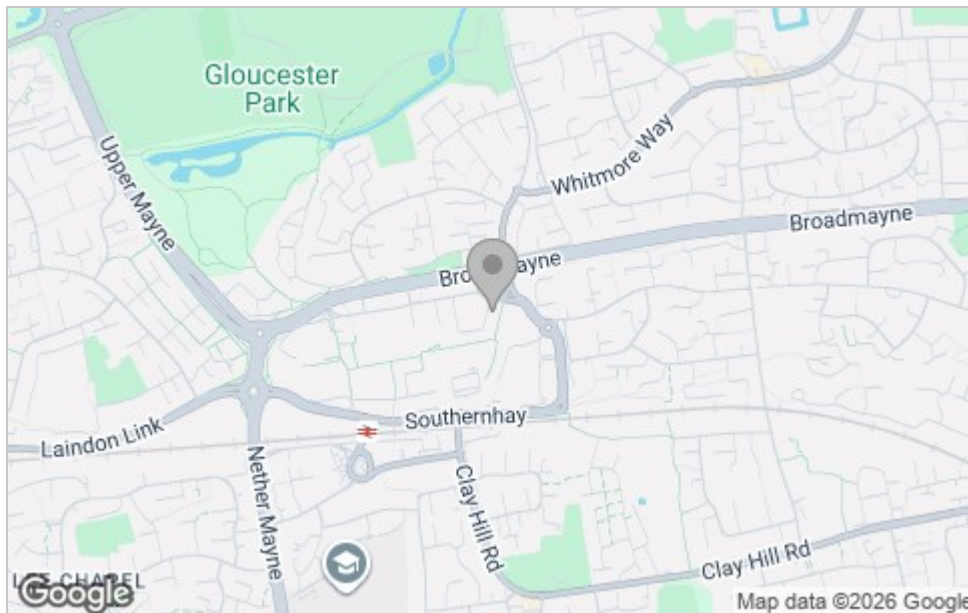
**Ideal First Time Purchase or Investment**



## Floor Plan



## 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

