



Connells

Sullivan Road
Basingstoke



Property Description

A well-presented two-bedroom ground floor maisonette located in the highly sought-after Brighton Hill area, offering convenient access to local shops, school and transport links. The accommodation comprises a generous lounge/diner providing a comfortable living and dining space, two proportioned bedrooms and a family bathroom.

Additional benefits include a garage, ideal for parking or storage, a private rear garden perfect for summer BBQ's and the advantage of no onwards chain, allowing for a smooth and straight forward purchase. This property would suit first-time buyers, downsizers or investors alike.



Hallway

Lounge

Irregular Shaped Room 17' 5" x 12' (5.31m x 3.66m)

Double glazed window to front

Kitchen

Irregular Shaped Room 10' x 7' 10" (3.05m x 2.39m)

Double glazed window to rear, double glazed door to rear, sink with mixer tap and drainer, integrated oven, integrated washing machine, integrated fridge freezer.

Bedroom 1

Irregular Shaped Room 12' 4" x 12' 2" (3.76m x 3.71m)

Two double wardrobes, double glazed window to front.

Bedroom 2

Irregular Shaped Room 10' x 8' 4" (3.05m x 2.54m)

Double glazed window to rear

Bathroom

Irregular Shaped Room 7' 10" x 6' 11" (2.39m x 2.11m)

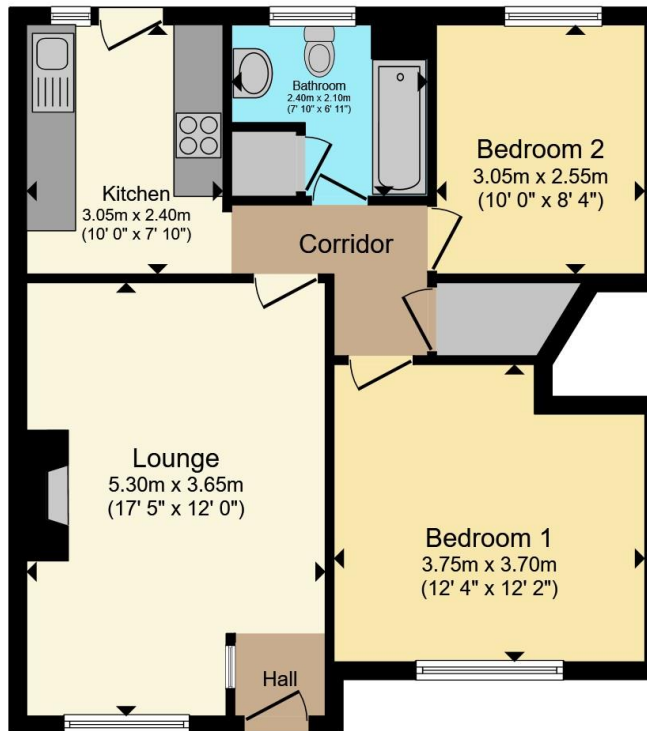
Double glazed window to rear, panel enclosed bathtub, pedestal hand wash basin, contemporary vanity unit, low level wc

Garage









Total floor area 59.2 m² (638 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



To view this property please contact Connells on

T 01256 398237
E basinstokesouth@connells.co.uk

56 Broadmere Road Beggarwood
 BASINGSTOKE RG22 4AQ

EPC Rating: C Council Tax
 Band: B

Service Charge: 730.00 Ground Rent:
 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KSH105586

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KSH105586 - 0005