

**To arrange a viewing contact us
today on 01268 777400**



Eastbrooks Place, Basildon Guide price £260,000

Aspire Estate Agents Basildon are delighted to present this beautifully presented two-bedroom mid-terrace home, perfectly positioned in a peaceful and friendly cul-de-sac just moments from Pitsea Train Station.

This charming property offers spacious, versatile living throughout, making it an excellent choice for first-time buyers, small families, or savvy investors. The impressive open-plan lounge and dining area creates a warm, welcoming space ideal for both everyday living and entertaining. The kitchen flows seamlessly from the dining area, enhancing the open, sociable feel of the home.

Upstairs, the property boasts two generously sized double bedrooms, each offering ample natural light and comfortable proportions. The bright, well-appointed family bathroom completes the first floor.

Externally, the home features communal parking to the front for added convenience. The rear garden has been thoughtfully designed for low maintenance, providing a private outdoor retreat without the upkeep—perfect for relaxing or casual alfresco dining.

Located within close proximity to local schools, shops, transport links, and the mainline station at Pitsea, this home combines comfort, practicality, and excellent accessibility.

A wonderful opportunity to secure a spacious and well-cared-for home through Aspire Estate Agents Basildon—early viewing is strongly recommended.

Entrance hall:

Lounge/diner- 22'0 x 17'9

Kitchen- 11'10 x 6'11

First floor landing;

Master bedroom- 16'1 x 9'7

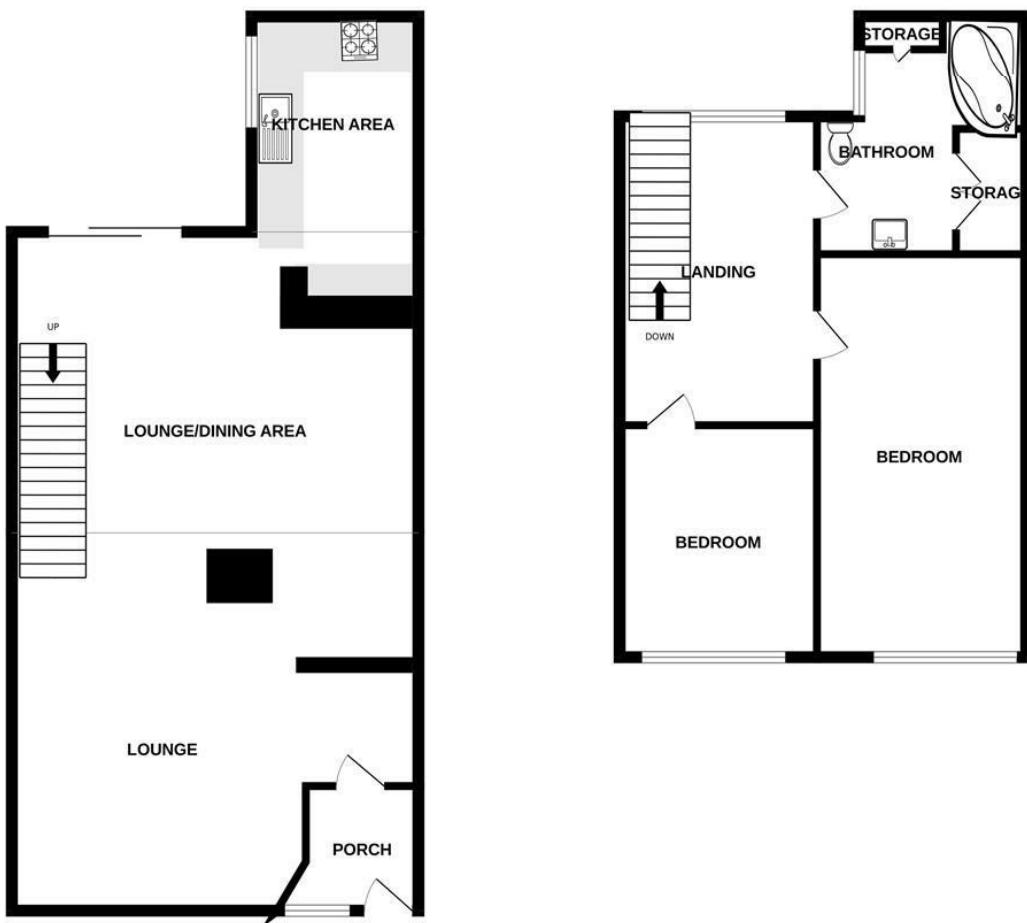
Bedroom two- 9'7 x 8'0

Family bathroom

Garden

GROUND FLOOR

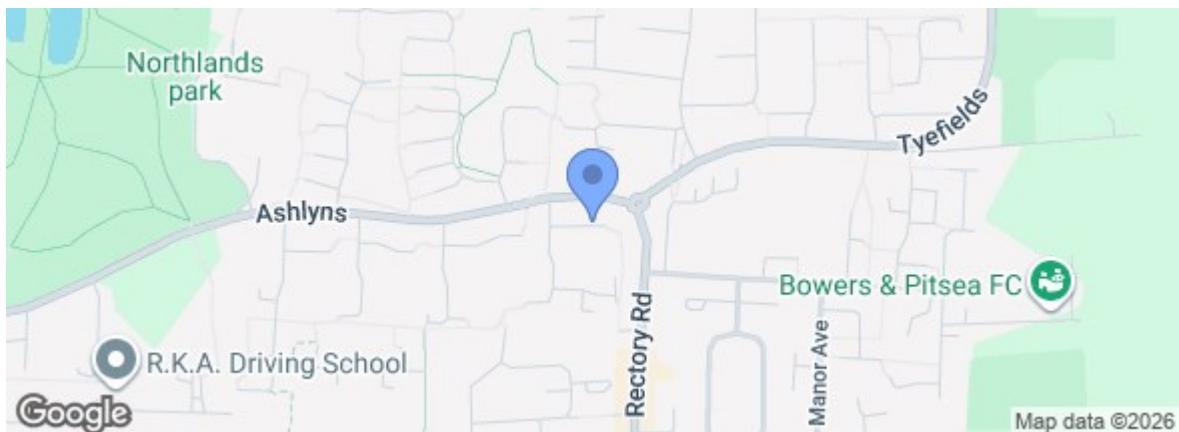
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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