

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



## Sullivan Way, Basildon Guide price £250,000

Aspire Estate Agents Basildon are delighted to bring to the market this well-presented two-bedroom first floor flat, ideally located in the desirable area of Langdon Hills.

Sullivan Way is a peaceful and sought-after road within walking distance of local shops, reputable schools, and reliable bus routes. It's conveniently situated just 0.9 miles from Laindon Train Station, offering direct links into London Fenchurch Street —perfect for commuters. Easy access to the A127 and A13 further enhances this property's appeal.

Internally, the flat begins with a welcoming entrance hall, which includes a large built-in storage cupboard. The heart of the home is the spacious lounge/diner, measuring approximately 6.88m x 3.91m (22'7" x 12'10"), and is filled with natural light from its two generously sized windows. The modern kitchen, located just off the lounge, offers a great amount of storage and worktop space.

## Room Measurements:

### Lounge/Diner:

6.88m x 3.91m (22'7" x 12'10")

### Kitchen:

3.02m x 2.92m (9'11" x 9'7")

### Bedroom One:

3.40m x 3.61m (11'2" x 11'10")

### Bedroom Two:

2.29m x 2.79m (7'6" x 9'2")

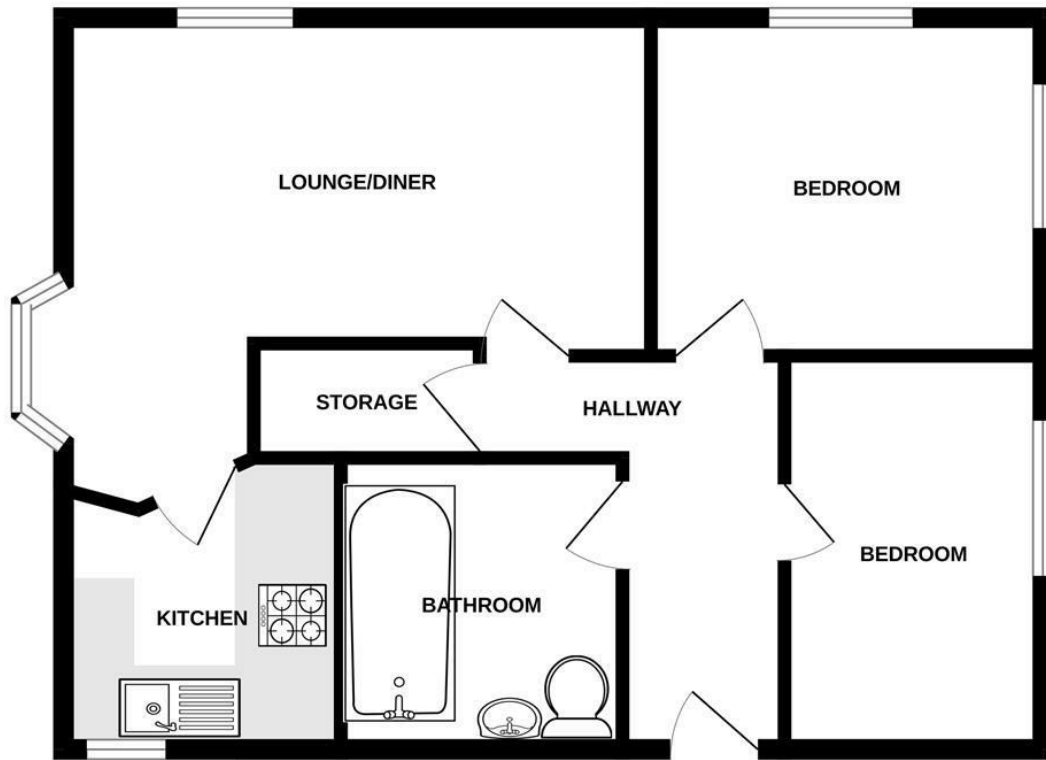
### Bathroom:

1.91m x 2.06m (6'3" x 6'9")

### Storage Cupboard (Approximate):

Size not listed—located off the entrance hall

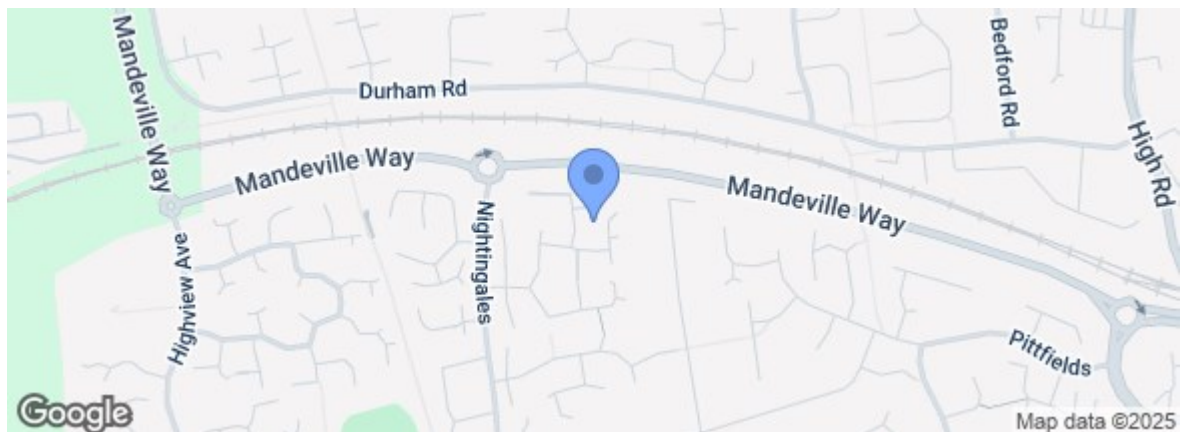
GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 sq.m.) approx.

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 appliances shown 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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