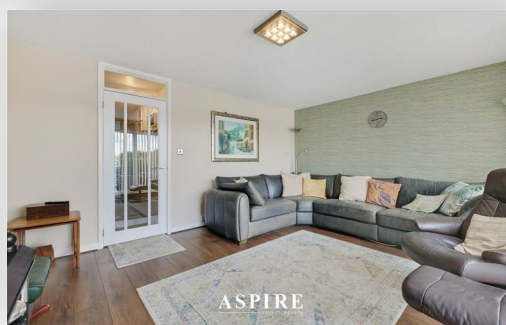


*To arrange a viewing contact us  
today on 01268 777400*



## **Gun Hill Place, Basildon Guide price £375,000**

Aspire Estate Agents are delighted to introduce this fully refurbished four-bedroom townhouse, perfectly positioned in the highly desirable Kingswood area of Basildon. Thoughtfully modernised throughout, the property boasts a brand-new kitchen, new internal doors, and newly fitted windows, creating a stylish, move-in ready home.

Set across three generous floors, this home offers versatile living, with two spacious reception rooms, a landscaped garden, and parking for multiple vehicles. With an integral garage (offering conversion potential S.T.P.C.) and excellent transport links into London Fenchurch Street, this property combines modern comfort with convenience and opportunity. Guide Price £375,000 - £400,000

## Location

Nestled in the ever-popular Kingswood area, this property is moments away from local schools, Basildon town centre, Basildon Hospital, and superb transport links. Commuters will appreciate direct train services into London Fenchurch Street in under 40 minutes, while families can enjoy the excellent community feel and nearby amenities.

## Why This Home Stands Out

A rare find in today's market — this refurbished townhouse offers a fresh, modern interior alongside fantastic space and flexibility. With scope to further enhance via garage conversion, this property ticks the box for both immediate comfort and long-term potential.

## Room Dimensions

Ground Floor – Approx. 452 sq. ft (42.0 sq. m)

### Porch & Hallway

### Ground Floor W.C

Garage: 17'0 x 9'2 (5.2m x 2.8m)

Storage/Workshop: 11'1 x 7'6 (3.4m x 2.3m)

First Floor – Approx. 546 sq. ft (50.7 sq. m)

Lounge with Balcony: 15'5 x 12'6 (4.7m x 3.8m)

Dining Room: 15'8 x 11'6 (4.8m x 3.5m)

Kitchen: 9'0 x 9'2 (2.7m x 2.8m)

Second Floor – Approx. 546 sq. ft (50.7 sq. m)

Bedroom One: 14'10 x 9'4 (4.5m x 2.8m)

Bedroom Two: 12'5 x 9'4 (3.8m x 2.8m)

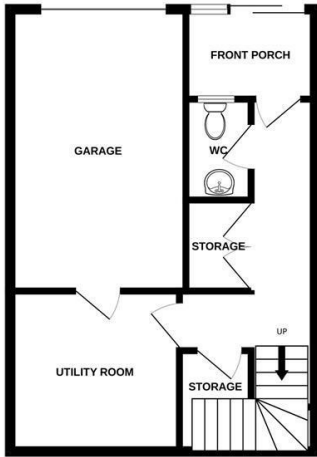
Bedroom Three: 9'5 x 6'11 (2.8m x 2.1m)

Bedroom Four: 7'6 x 7'1 (2.3m x 2.1m)

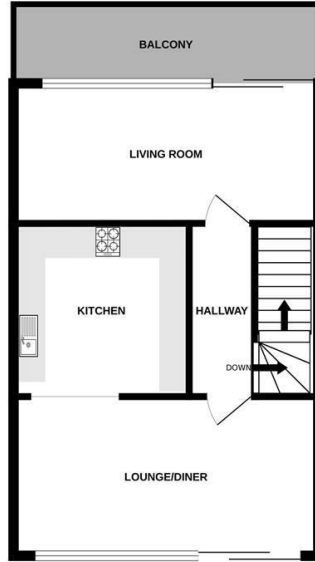
Family Shower Room: 7'0 x 6'11 (2.2m x 2.1m)

## Additional Storage

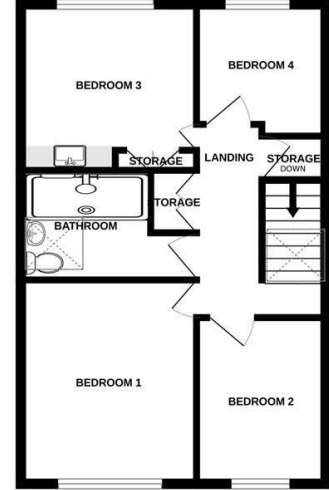
GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.