



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this recently refurbished one bedroom ground floor maisonette, ideally positioned within the highly desirable Lee Chapel South location. Offering well-balanced accommodation and excellent convenience, this home is perfectly suited to first-time buyers, downsizers, or investors alike.

The property is within close proximity to local shops, popular bus routes, and well-regarded schools including Lee Chapel Primary School. Basildon Town Centre, along with both Basildon and Laindon Railway Stations, are approximately 1.0 mile away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both a short drive in either direction, offering excellent connectivity into London and beyond.

## Ardleigh Basildon

**£180,000**

Offers Over

- NO ONWARD CHAIN
- Highly Desirable Lee Chapel South Location
- Recently Refurbished Throughout
- 1.0 Mile to Basildon and Laindon Railway Stations
- Spacious Lounge / Diner with Fireplace (16'6 x 11'1)
- Double Bedroom with Fitted Wardrobes (13'3 x 9'4)
- Easy Access to A13 and A127
- Kitchen with Ample Storage and Worktop Space (6'8 x 8'11)
- Three Piece Bathroom Suite
- Three External Storage Cupboards



# Ardleigh



Internally, the accommodation is arranged across one level.

The home begins with a welcoming entrance hall which benefits from a useful storage cupboard, adding to the practicality of the layout.

The lounge/diner measures 16'6 x 11'1 and forms the heart of the home. Featuring a fireplace and a large window, the room is filled with natural light and offers a comfortable and inviting space for both relaxing and entertaining.

The kitchen measures 6'8 x 8'11 and provides an abundance of cupboard and worktop space, creating a practical environment for cooking and food preparation. The space is further enhanced by two additional storage cupboards, offering excellent supplementary storage beyond the standard kitchen units.

The bedroom measures 13'3 x 9'4 at its maximum dimensions and is a well-proportioned double room, further enhanced by fitted wardrobes, providing excellent built-in storage while still allowing ample space for additional bedroom furniture. The room offers a calm and private space, ideal for both rest and relaxation.

The accommodation is completed by a three-piece bathroom suite, comprising a shower over bath, WC, and wash hand basin.

Externally, the property benefits from three useful storage cupboards, providing excellent additional space, along with on-street parking available.

This recently refurbished ground floor maisonette offers spacious accommodation, excellent storage, and a highly convenient location, all available with no onward chain. An internal viewing is highly recommended to fully appreciate the space and benefits on offer.

Lease Length: 88 Years Remaining  
Ground Rent: £10 Per Annum  
Service Charge: £58 Per Calander Month

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 Ground Floor Maisonette**

**Highly Desirable Lee Chapel South Location**

**Recently Refurbished Throughout**

**1.0 Mile to Basildon and Laindon Railway Stations**

**Easy Access to A13 and A127**

**Spacious Lounge/Diner with Fireplace (16'6 x 11'1)**

**Kitchen (6'8 x 8'11)**

**Additional Storage Cupboards off Kitchen**

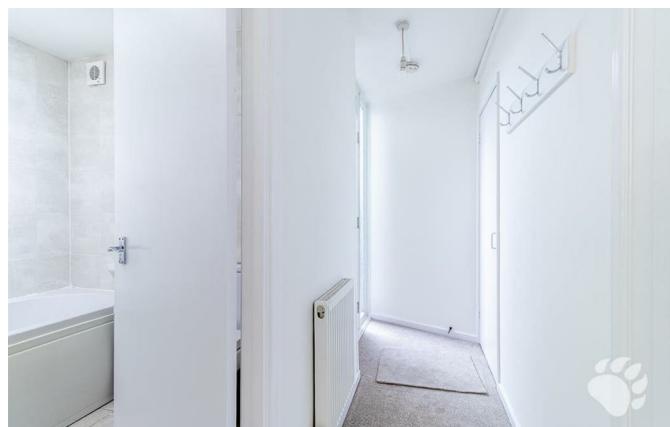
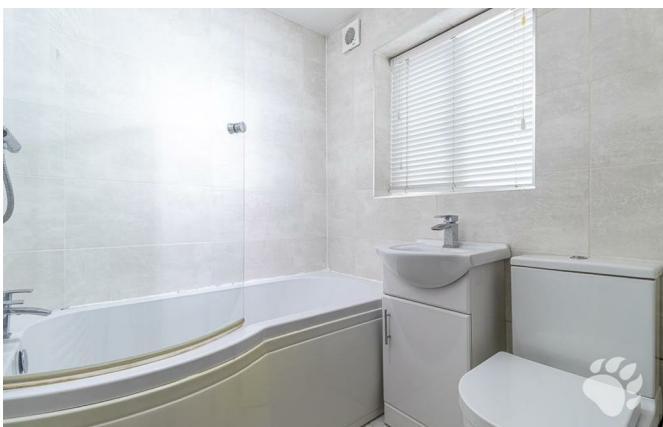
**Double Bedroom with Fitted Wardrobes (13'3 x 9'4)**

**Three Piece Bathroom Suite**

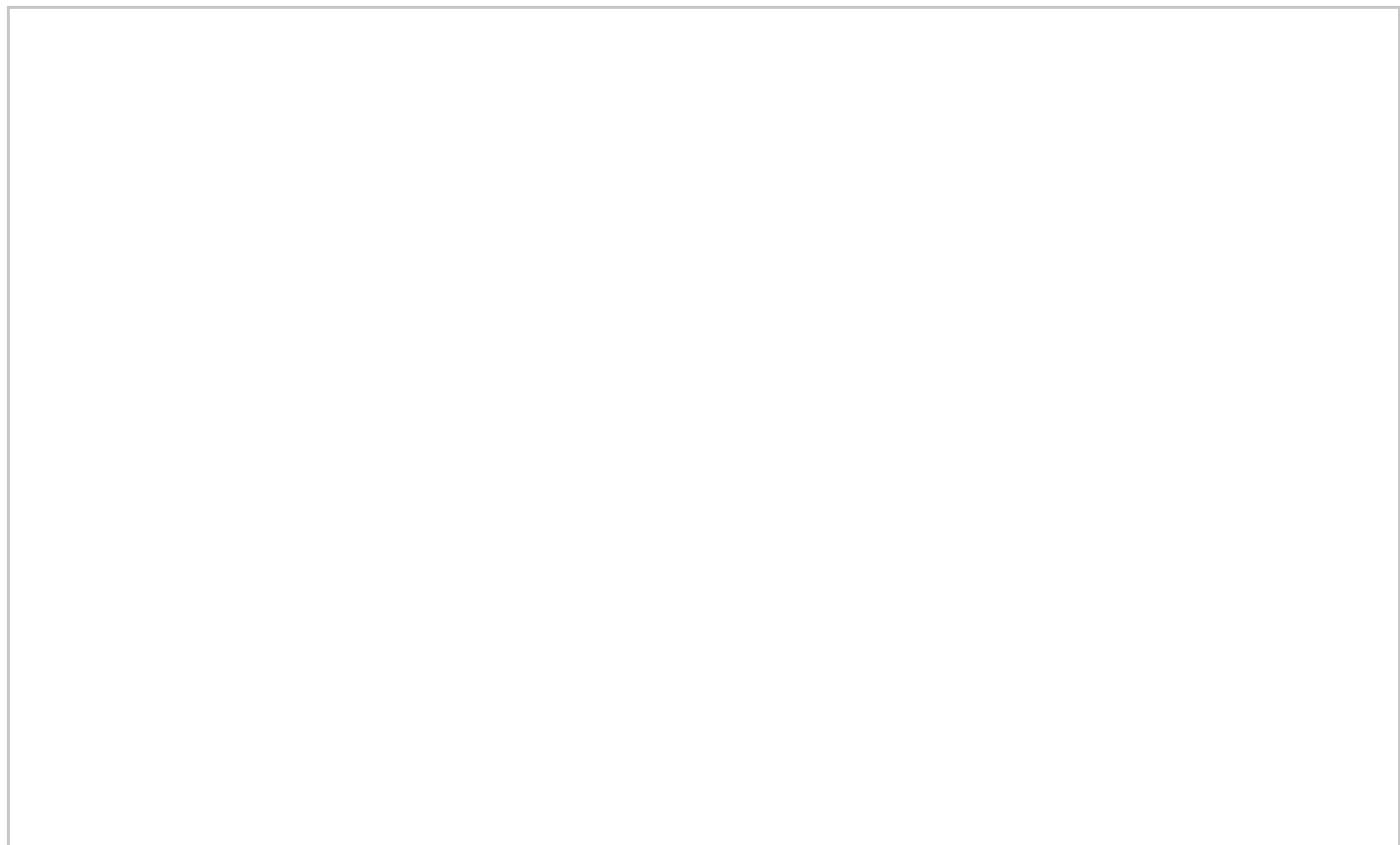
**Entrance Hall with Storage Cupboard**

**Three External Storage Cupboards**

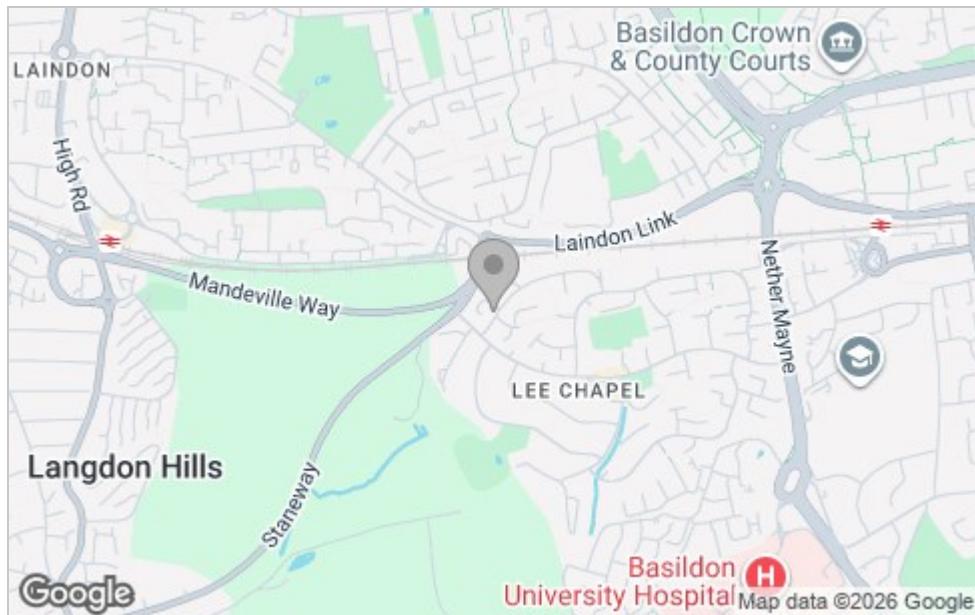
**On Street Parking Available**



## Floor Plan



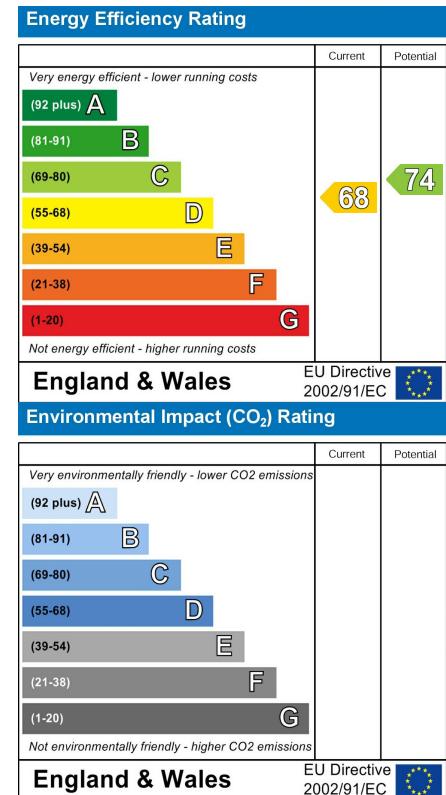
## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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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