



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this bright and well-presented two-bedroom first-floor flat offering modern, spacious living in a highly convenient location close to Basildon Town Centre. The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Basildon Railway Station is approximately 0.7 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both just a short drive away, offering excellent access into London and beyond.

- NO ONWARD CHAIN
- 0.7 Miles to Basildon Railway Station
- Open Plan Kitchen/Lounge/Diner (11'7 x 17'4)
- Fitted Wardrobes and En Suite to Bedroom 1
- Three Piece Bathroom Suite
- Two Bedroom First Floor Flat
- Entrance Hall with Airing Cupboard
- Bedroom One (10'4 x 14'9 Max)
- Bedroom Two (9'2 x 10'10)
- One Allocated Parking Space

Southernhay Close

Basildon

£240,000



Southernhay Close



Internally, the home begins with an entrance hall which houses an airing cupboard and provides access to all rooms, creating a practical and well-laid-out living space.

The open-plan kitchen/lounge/diner measures 11'7 x 17'4 and forms the heart of the home. This bright and spacious room benefits from large, glazed doors opening onto a Juliette balcony, allowing natural light to flood the space throughout the day. The kitchen area is fitted with integrated appliances and offers a practical layout, while the lounge/dining area provides ample space for both relaxing and entertaining.

Bedroom One measures 10'4 x 14'9 at its maximum dimensions and is a generously sized double bedroom, benefiting from fitted wardrobes which provide excellent built-in storage. This room is further enhanced by a modern en-suite shower room, comprising a shower, toilet and wash hand basin.

Bedroom Two measures 9'2 x 10'10 and is another well-proportioned bedroom, ideal for use as a second bedroom, guest room or home office.

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

Externally, the property benefits from one allocated parking space, providing added convenience.

This home offers well-balanced accommodation, modern features and a convenient location, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Lease Length: 139 Years Remaining

Ground Rent: £250 Per Annum
Service Charge: £117 Per Month Approx

Council Tax Band: C (£1908.72)

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

Two Bedroom First Floor Flat

Built in 2010 and in Good Condition Throughout

Close to Shops Schools and Bus Routes

0.7 Miles to Basildon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13 and A127

Entrance Hall with Airing Cupboard

Open Plan Kitchen/Lounge/Diner (11'7 x 17'4)

Kitchen with Integrated Appliances

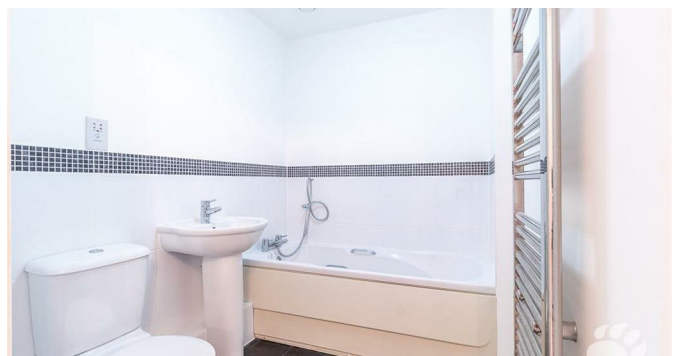
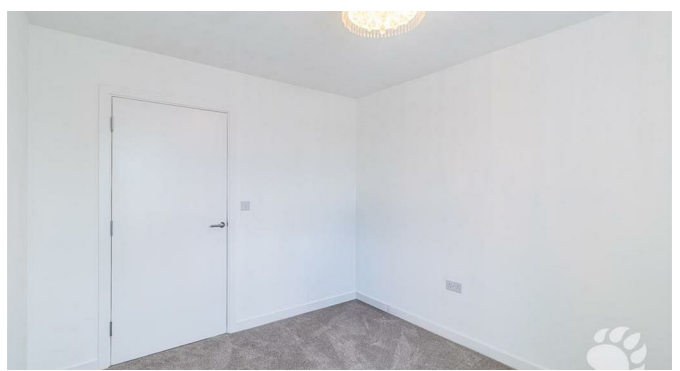
Bedroom One (10'4 x 14'9 Max)

Fitted Wardrobes and En Suite to Bedroom 1

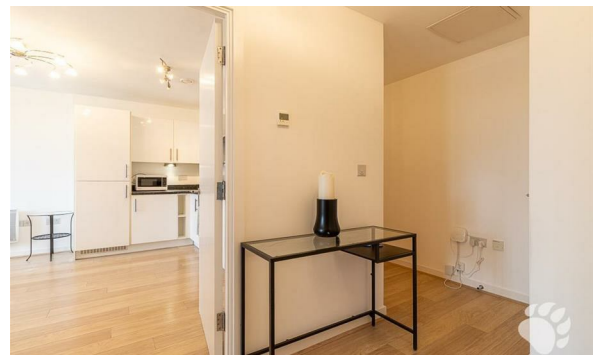
Bedroom Two (9'2 x 10'10)

Three Piece Bathroom Suite

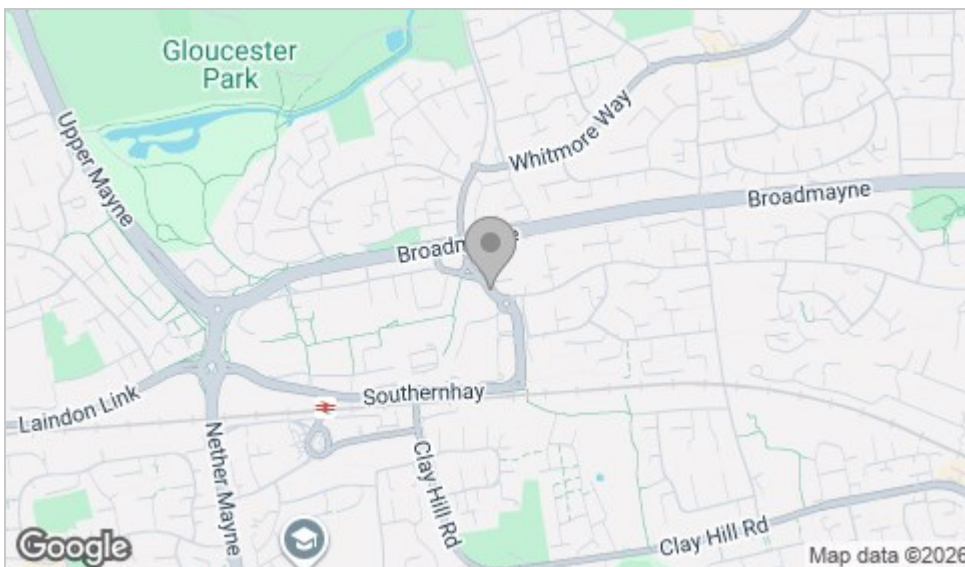
One Allocated Parking Space



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.

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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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 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		