bear
Estate Agents



Guide Price: £170,000 - £180,000...

Bear Estate Agents are delighted to bring to the market this well-proportioned one-bedroom ground-floor flat, conveniently situated within Basildon. Offering a practical and comfortable arrangement of accommodation, the property benefits from its own private front door, a spacious lounge/diner, separate kitchen, generously sized bedroom and an en-suite bathroom. A particularly attractive feature is the impressive 50' west-facing private rear garden, which also incorporates a substantial shed/workshop, providing excellent additional storage and versatility.

The property enjoys a convenient location close to local shops, schools and popular bus routes, whilst Pitsea Railway Station is approximately 0.9 miles away, providing direct links into London Fenchurch Street via the C2C rail service. Both the A13 and A127 are also within a short drive, offering convenient road connections towards London, Southend and the surrounding areas.

- One Bedroom Ground-Floor Flat
- Lounge/Diner (12'8 x 12'3)
- Double Bedroom (13'1 x 9'11 Max)
- En-Suite Three-Piece Bathroom
- Large Shed/Workshop (9'4 x 11'3)
- 0.9 Miles to Pitsea Railway Station
- Separate Kitchen (5'11 x 5'10)
- Fitted Wardrobe to Bedroom
- 50' West-Facing Private Rear Garden
- Communal Car Park to Rear

# Firs Court, Kent View Road

## Basildon

**£170,000**

Guide Price

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# Firs Court, Kent View Road









Internally, the accommodation begins with a private entrance hall, accessed directly through the property's own front door. This provides a welcoming entrance into the home, offering separation from the outside before leading through into the main living accommodation. Having its own entrance is a particularly convenient feature, providing a greater sense of independence and privacy compared with properties accessed through a shared internal hallway.

The lounge/diner measures 12'8 x 12'3, providing a generously proportioned main reception space with ample room for both living and dining furniture. The room offers a comfortable setting for relaxing, entertaining guests and enjoying everyday living, with its layout allowing for a practical arrangement of sofas, a television unit and a dining table. Its proportions create a versatile space which can be arranged to suit the preferences and requirements of the next owner, whilst providing convenient access to the adjoining kitchen and bedroom.

The kitchen measures 5'11 x 5'10 and is conveniently positioned just off the lounge/diner, providing a dedicated area for cooking and food preparation. The kitchen offers a practical arrangement of units, worktop space and facilities, with its separate layout helping to maintain a clear distinction between the cooking and living areas. Despite its compact proportions, the room makes efficient use of the available space and provides the essential facilities required for everyday use.

The bedroom measures 13'1 x 9'11 at its maximum dimensions, providing a generously sized double bedroom with ample room for a double bed and a range of additional bedroom furniture. The room further benefits from a fitted wardrobe, offering valuable built-in storage whilst helping to maximise the available floor space. A particularly attractive feature is the sliding glass door opening directly onto the private rear garden, allowing natural light into the room whilst providing a pleasant outlook and convenient access to the outside. This creates an excellent connection between the bedroom and garden, particularly during the warmer months.

Accessed directly from the bedroom is the property's en-suite bathroom, comprising a three-piece suite with a shower-over-bath, toilet and wash hand basin. The shower-over-bath arrangement provides the convenience of both bathing and showering facilities, whilst the bathroom's position adjoining the bedroom creates a practical and private layout. As the property's main bathroom, it provides the essential facilities required for everyday living.

Externally, the property enjoys an impressive 50' west-facing private rear garden, providing a particularly generous outdoor space for a one-bedroom flat. Its westerly orientation allows the garden to benefit from afternoon and evening sunshine, making it an appealing setting for relaxing outside, enjoying the warmer weather or entertaining friends and family. The garden also benefits from rear access, providing additional convenience for accessing the outside space independently of the main accommodation.

Positioned towards the rear of the garden is a substantial shed/workshop measuring 9'4 x 11'3, providing an excellent addition to the property. This versatile outbuilding offers generous space for storing gardening equipment, bicycles and other household belongings, whilst also presenting an opportunity for use as a workshop or dedicated hobby area. Its proportions make it particularly useful for those requiring additional storage or workspace beyond the main accommodation.

In terms of parking, there is a communal car park positioned to the rear of the block of flats, providing a convenient parking area for residents. Further on-street parking is available to the front of the development, offering additional flexibility for residents and visitors.

Overall, this one-bedroom ground-floor flat offers an excellent combination of comfortable internal accommodation and generous private outdoor space. The spacious lounge/diner, double bedroom with fitted wardrobe, en-suite bathroom and independent front entrance provide a practical arrangement for everyday living, whilst the impressive west-facing rear garden and substantial workshop offer features not commonly associated with a one-bedroom property. Combined with its convenient position for local amenities, Pitsea Railway Station and major road connections, the property presents an attractive opportunity for first-time buyers, downsizers and investors alike.

Leasehold:
86 years Remaining
Ground Rent: £100 Per Annum
Service Charge: £94.79 PCM

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**Guide Price: £170,000 - £180,000...**

**One Bedroom Ground-Floor Flat**

**Located in Basildon**

**Close to Local Shops, Schools & Bus Routes**

**0.9 Miles to Pitsea Railway Station**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Own Private Front Door**

**Entrance Hall**

**Lounge/Diner (12'8 x 12'3)**

**Separate Kitchen (5'11 x 5'10)**

**Double Bedroom (13'1 x 9'11 Max)**

**Fitted Wardrobe to Bedroom**

**En-Suite Three-Piece Bathroom**

**50' West-Facing Private Rear Garden**

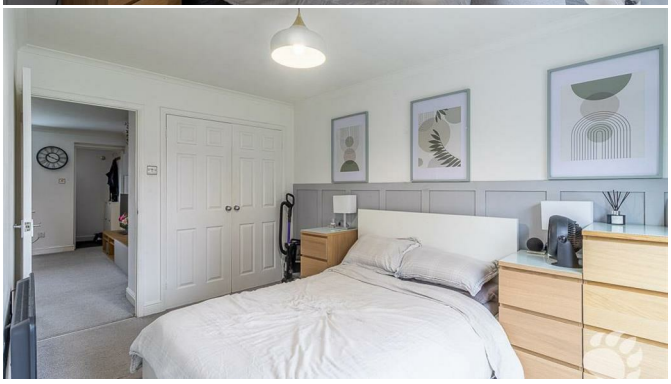
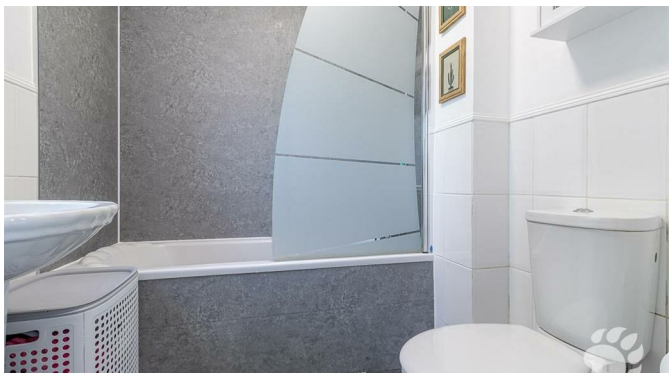
**Rear Garden Access**

**Large Shed/Workshop (9'4 x 11'3)**

**Communal Car Park to Rear**









## Floor Plan

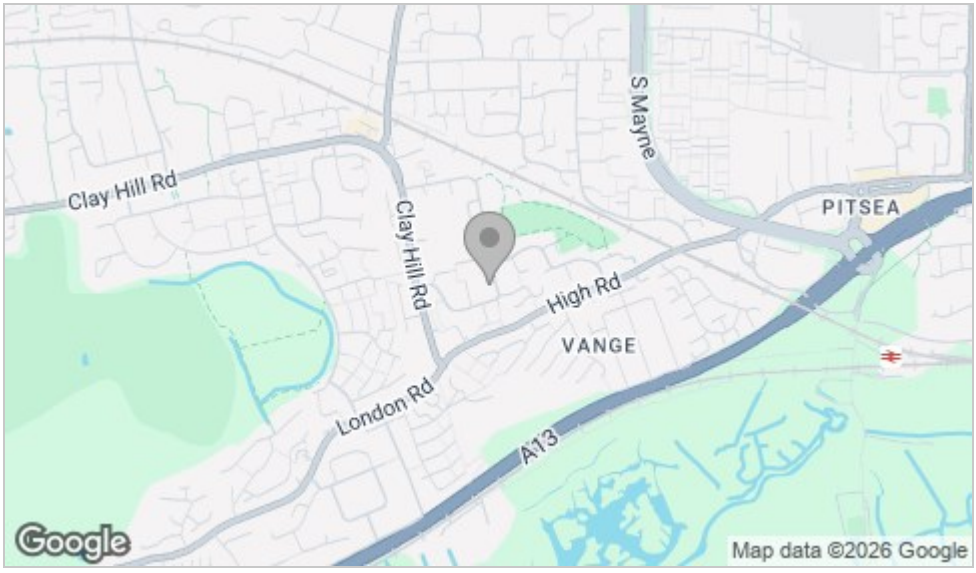




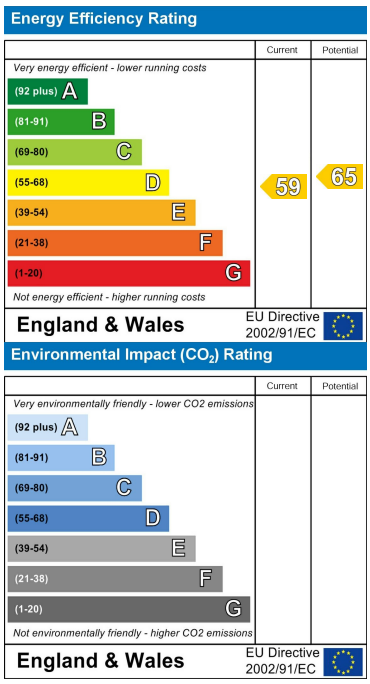





## Area Map




## Energy Efficiency Graph




## Viewing

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

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