



Guide Price: £190,000 - £210,000...

Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this well-proportioned two-bedroom first floor maisonette, ideally located within Pitsea and offering convenient access to local amenities and transport links. The property is situated close to local shops, well-regarded schools and popular bus routes. Pitsea Town Centre and Pitsea Railway Station are approximately 1.5 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 a short drive away, offering convenient access into London and beyond.

- NO ONWARD CHAIN
- 1.5 Miles to Pitsea Railway Station
- Kitchen (9'4 x 9'9)
- Bedroom One (11'7 x 9'8)
- Balcony with Views of Greenery
- Two Bedroom First Floor Maisonette
- Entrance Hall with Two Storage Cupboards
- Lounge/Diner (12'11 x 13'3 Max)
- Bedroom Two (15'1 x 6'0)
- Communal Parking Bays

## Malyons Mews

Basildon

**£190,000**

Guide Price



# Malyons Mews



Internally, the home begins with an entrance hall which houses two storage cupboards, providing excellent practicality.

The kitchen measures 9'4 x 9'9 and offers an abundance of cupboard and worktop space, creating a practical and well-organised cooking environment with space for appliances.

The lounge/diner measures 12'11 x 13'3 at its maximum dimensions and provides a comfortable and versatile living space, allowing room for both lounge and dining furniture. A sliding door opens onto the balcony, allowing natural light to flow into the room while also creating a pleasant indoor-outdoor feel.

Bedroom One measures 11'7 x 9'8 and is a well-proportioned double bedroom, benefiting from a fitted storage cupboard while still allowing space for additional bedroom furniture.

Bedroom Two measures 15'1 x 6'0 and is a versatile second bedroom, suitable as a guest room, child's bedroom or home office depending on the needs of the new owner.

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

It is worth noting that this home also benefits from a part boarded loft, running the length and width of the property, which is uncommon in a flat or maisonette. This allows for even more storage space!

Externally, the property benefits from a balcony with views over greenery behind, creating a pleasant outdoor space. There is also an outdoor storage cupboard, providing additional storage.

Parking is available via communal parking bays.

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

Leasehold  
92 Years Remaining  
Ground Rent and Service Charge: £1351.28 Per Annum

Council Tax Band: A (£1431.54)

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 Maisonette**

**Located in Pitsea**

**1.5 Miles to Pitsea Railway Station**

**Close to Shops Schools and Bus Routes**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Entrance Hall with Two Storage Cupboards**

**Kitchen (9'4 x 9'9)**

**Lounge/Diner (12'11 x 13'3 Max)**

**Bedroom One (11'7 x 9'8)**

**Bedroom Two (15'1 x 6'0)**

**Three Piece Bathroom Suite**

**Balcony with Views of Greenery**

**External Storage Cupboard**

**Communal Parking Bays**



