



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this one bedroom first floor maisonette, ideally positioned within the sought-after Kingswood area and offering well-proportioned accommodation alongside excellent transport links. The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Both Basildon Golf Course and Club Kingswood are nearby, whilst Basildon Railway Station is approximately 0.5 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A13 and A127 are both within easy reach, offering convenient access into London and beyond.

- No Onward Chain
- Located in Kingswood
- 0.5 Miles to Basildon Railway Station
- Entrance Hall with Storage Cupboard
- Spacious Lounge/Diner (14'6 x 12'4)
- Kitchen (5'10 x 10'10)
- Double Bedroom (11'4 x 9'11)
- Two Fitted Storage Cupboards to Bedroom
- Shared Outdoor Space to Rear
- Resident Permit On-Street Parking

Witchards

Basildon

£170,000

Offers In The Region Of



Witchards



Internally, the home begins with an entrance hall which benefits from a useful storage cupboard, providing practical additional storage.

The lounge/diner measures 14'6 x 12'4 and offers a bright and comfortable living space with ample room for both lounge and dining furniture. The generous proportions create a versatile room, ideal for relaxing, entertaining guests or day-to-day living.

The kitchen measures 5'10 x 10'10 and provides a practical cooking environment with ample cupboard and worktop space, allowing for efficient storage and food preparation.

The bedroom measures 11'4 x 9'11 and is a well-proportioned double bedroom benefitting from two fitted storage cupboards, providing excellent built-in storage whilst maintaining comfortable floor space for additional furniture.

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 a shared outdoor space to the rear, providing an area to enjoy the outdoors.

Parking is available via resident permit on-street parking.

Overall, this well-located maisonette offers practical accommodation, excellent transport links and the added benefit of no onward chain, making it an ideal purchase for first-time buyers, downsizers and investors alike.

Leasehold:
89 Years Remaining
Service Charge: £872 Per Annum
Ground Rent: £10 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.

One Bedroom First Floor Maisonette

No Onward Chain

Located in Kingswood

Close to Shops Schools and Bus Routes

Close to Basildon Golf Course and Club Kingswood

0.5 Miles to Basildon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13 and A127

Entrance Hall with Storage Cupboard

Spacious Lounge/Diner (14'6 x 12'4)

Kitchen (5'10 x 10'10)

Double Bedroom (11'4 x 9'11)

Two Fitted Storage Cupboards to Bedroom

Three-Piece Bathroom Suite

Shared Outdoor Space to Rear

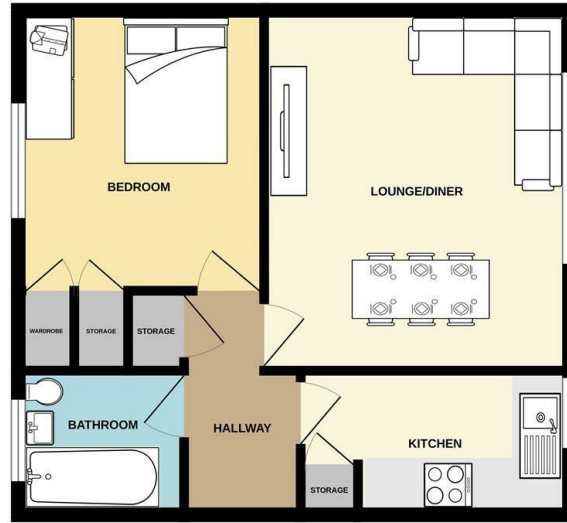
Resident Permit On-Street Parking

Ideal First Time Purchase or Investment



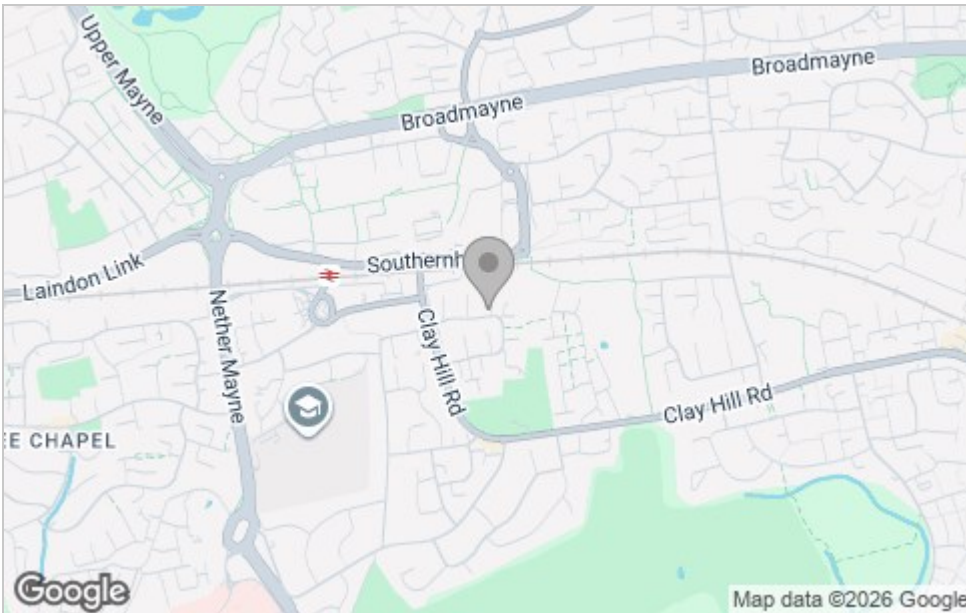
Floor Plan

FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 452 sq.ft. (42.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, 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, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025

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.

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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	