



Lower Brook Street, Brookvale, Basingstoke, Hants, RG21 7SD

**Guide Price £375,000**

PRIVATE  
No Unauthorised  
Parking



**CHEQUERS**

Independent Estate Agents



## Lower Brook Street, Brookvale, Basingstoke, RG21 7SD

CHEQUERS are pleased to market a three bedroom home in the conversion of Brookvale School which offers convenient modern living with period character. The entrance hall has a high vaulted ceiling with stairs leading up to the spacious 24' x 16' lounge/dining room on the first floor with 12'6" high ceiling and three large arched south facing windows. The dining area has wooden flooring continuing to the kitchen with all integrated appliances. The ground floor consists of a generous 16' master bedroom with dressing area and en-suite bathroom, complimented by two further bedrooms, and family shower room. Externally there are two allocated parking spaces, once with an EV charging point, and an enclosed garden enjoying a southerly aspect. (draft particulars - awaiting vendors approval).

### COMMUNAL HALLWAY:

Communal front door, intercom entry system, bike storage space, vaulted ceiling, tiled flooring, Economy 7 heater, stairs to first floor with private front door to -

### ENTRANCE HALL:

Access to loft space, stairs down to ground floor and bedrooms, steps up to lounge/dining area, double doors to -

### LOUNGE/DINING ROOM:

24' x 16'4" (7.32m x 4.98m)

Three feature high arched windows, four radiators, t.v and satellite aerial point, steps up to dining area with feature wood flooring, Nest thermostat, access to -

### KITCHEN:

11'6" x 8'3" (3.51m x 2.51m)

Range of eye and base level units, roll edged work surfaces, inset 1.5 bowl sink unit with mixer tap, fitted oven and hob with extractor over, integrated fridge/freezer, built-in microwave, integrated dishwasher and washing machine, concealed gas boiler, inset spotlights, feature wooden flooring.

### CLOAKROOM:

5'4" x 3'10" (1.63m x 1.17m)

Low level w.c., pedestal wash hand basin, tiled surrounds.

### STAIRS FROM THE LOBBY DOWN TO GROUND FLOOR HALL:

Radiator, under stairs cupboard.

### SHOWER ROOM:

7'9" x 5'7" (2.36m x 1.70m)

White suite comprising shower cubicle, pedestal wash hand basin, shaver point and light, low level w.c., heated towel rail, tiled flooring, extractor fan, inset spotlights.

### MASTER BEDROOM:

16'1" x 9'6" max (4.90m x 2.90m max)

Front aspect, double glazed arched window, t.v aerial point, radiator, inset spotlights, arch to -

### DRESSING AREA:

6'10" plus wardrobes x 3'1" (2.08m plus wardrobes x 0.94m)

Range of fitted wardrobes.

### EN-SUITE BATHROOM:

7'8" x 6'1" (2.34m x 1.85m)

White suite comprising panel enclosed bath with power shower over, pedestal wash hand basin, shaver point and light, low level w.c., heated towel rail, tiled flooring, inset spotlights, extractor fan.

### BEDROOM TWO:

12'2" x 8'6" (3.71m x 2.59m)

Front aspect, double glazed arched window, built-in double wardrobe, telephone point, radiator, inset spotlights.

### BEDROOM THREE/STUDY:

12'2" x 6'4" (3.71m x 1.93m)

Front aspect, double glazed arched door to garden, radiator.

### GARDEN:

The property boasts a south facing garden, patio and lawned area, shingled borders, outside light and tap, enclosed by railings with gate leading to TWO ALLOCATED PARKING SPACES, one with an EV charging point.

### COUNCIL TAX:

Band E

### LEASE DETAILS:

We have been advised there are approximately 976 years remaining (999 year lease which commenced 01/01/02). Ground rent - peppercorn. Maintenance - runs from 1st Jan to 31 Dec - reviewed annually - £1752.89 for 2025. Prospective purchasers should clarify these details with their solicitor.

### MONEY LAUNDERING REGULATIONS:

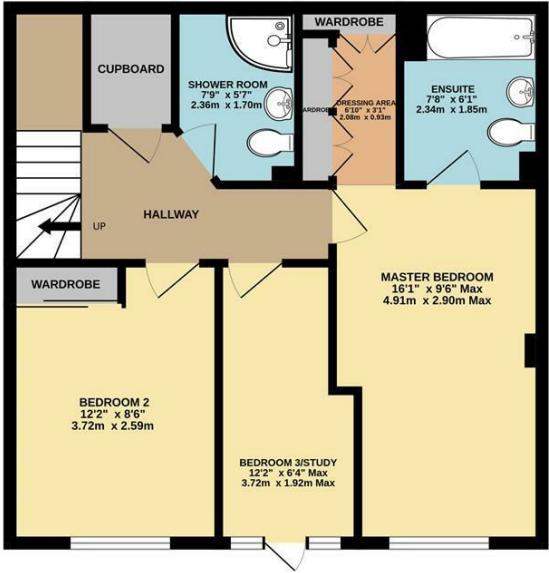
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

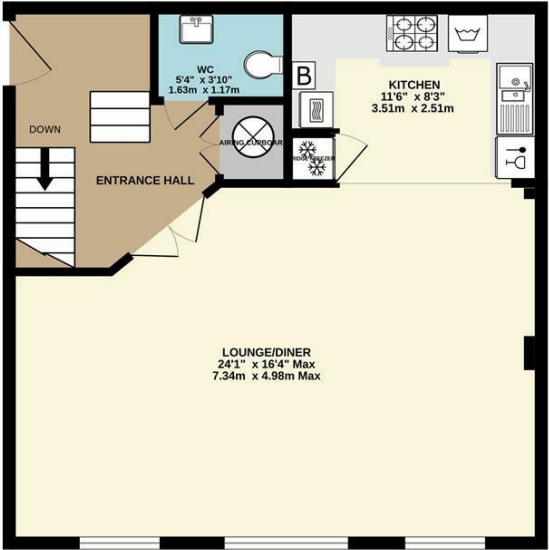
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



3 BEDROOM TERRACED  
TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



