

GROUND FLOOR
36 sq ft (3.4 sq m.) approx.

FIRST FLOOR
688 sq ft (63.9 sq m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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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FOR SALE



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Britten Road, Brighton Hill, RG22 4HR

2 Bedrooms, 1 Bathroom, First Floor Maisonette

Asking Price Of £225,000

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Brighton Hill

Asking Price Of £225,000

- Two Bedroom First Floor Maisonette
- Spacious Living / Dining Room
- Modern Fitted Kitchen
- No Chain
- Balcony From Main Bedroom
- Private Rear Garden
- Gas Central Heating & Double Glazing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First floor maisonette with private entrance, two bedrooms, modern kitchen and bathroom, spacious living/dining room and balcony off the main bedroom. Private rear garden, garage in a nearby block and convenient location close to local amenities and transport links.

FRONT DOOR The property is approached via its own private front door, opening into a small entrance hall that provides useful separation from outside and gives the home a more traditional house-style feel. There is space here for coats and shoes, with the staircase rising directly to the first-floor accommodation.

LANDING At the top of the stairs is a central landing that acts as the main circulation space for the property, giving access to all rooms on this level. The layout is practical and well balanced, with doors leading to the living/dining room, kitchen, both bedrooms and the bathroom, making the accommodation easy to navigate.

LOUNGE 16' 11" x 11' 9" (5.16m x 3.58m) A generous main reception room providing an excellent open space for both living and dining furniture. The room is well proportioned and easily accommodates a full lounge suite along with a dining table if required, making it ideal for both everyday living and entertaining.

A central window provides natural light to the room, while recessed ceiling spotlights create an even and modern lighting scheme. The feature fireplace forms an attractive focal point, with space either side for media units or display furniture.

The layout is simple and practical, with good wall space for larger sofas and flexibility in how the room is arranged, giving the room a bright and open feel throughout

KITCHEN 10' 0" x 7' 11" (3.05m x 2.41m) A well arranged galley style kitchen fitted with a range of wall and base units providing excellent storage and generous worktop space. The layout is practical and efficient, with clear preparation areas and a natural flow through the room.

There is space for a fridge freezer and washing machine, together with a fitted double oven, just over a year old, which is included in the



sale, and a gas hob with extractor above. The stainless steel sink is positioned beneath the window, allowing good natural light and a pleasant outlook while working.

The gas boiler (replaced 4 years ago) is neatly set in the corner, keeping services discreet and maximising usable cupboard and worktop space. Recessed ceiling lighting, neutral tiling and wood effect work surfaces create a bright, functional working environment, with open shelving to one side for additional storage or display

BEDROOM 1 13' 4" x 11' 5" (4.06m x 3.48m) The principal bedroom is a generous double room with ample space for a full size bed, bedside furniture and additional storage. The layout is simple and versatile, allowing the room to be arranged in a number of practical ways.

A glazed door and window open out to the private balcony, adding a pleasant outlook and extending the usable space in warmer months. Recessed ceiling lighting provides a modern finish, while built-in wardrobes to one side offer useful hanging and storage facilities.

BEDROOM 2 11' 0" x 10' 8" (3.35m x 3.25m) A useful second bedroom with a simple, practical layout that works well as a guest room. The room comfortably accommodates a single bed or desk setup, with space remaining for wardrobes or additional storage. The window provides an open outlook, while recessed ceiling lighting and neutral finishes make the room easy to furnish and adapt to different uses. The shape of the room allows furniture to be positioned neatly without awkward corners or wasted space.

BATHROOM A neatly presented family bathroom fitted with a modern white suite comprising panelled bath with glass shower screen and shower over, pedestal wash basin and WC. The layout is efficient and well planned, making good use of the available space.

The room is finished with contemporary wall and floor tiling, giving a



clean and durable finish, while the obscured window provides ventilation and privacy. A mirrored wall adds depth and practicality, and the overall presentation is smart

BALCONY A private balcony accessed from the principal bedroom, providing a simple and practical outdoor space

GARDEN A private rear garden positioned behind the ground floor, providing a useful outdoor space with a practical layout. The garden is mainly laid to gravel with planted borders and enclosed by timber fencing, offering a secure and low-maintenance area.

There is a timber shed providing external storage, along with space for planting or light landscaping. The garden works well for general use, storage and occasional seating, and forms a useful addition to the property.

GARAGE The property benefits from a single garage located in a nearby block. The owner says The garage is in poor structural condition and is not currently accessible, with works required to the roof.

KEY FACTS FOR BUYERS Council Tax Band: B
Local Authority: Basingstoke and Deane
EPC Rating: C
Tenure: Leasehold

Lease Details:
125 years from 10th March 2008 – approximately 107 years remaining.

Service Charge:
Self-Managed. Block policy for insurance paid. Currently £369.23 per year.

Ground Rent:
£300 per annum, reviewed every 20 years in line with RPI.
Next review date: 10th March 2028.