



\*No Onward Chain\* Right Choice Estate Agents are delighted to offer to the market this one bedroom house located in the popular area of Brighton Hill. The ground floor offers a living room and kitchen. The first floor benefits from a double bedroom and a fitted bathroom. Additional features include gas central heating and double glazing and allocated parking.

Location: Brighton Hill is a popular residential area on the south-west side of Basingstoke, well regarded for its family-friendly atmosphere and convenient amenities. The area offers a range of housing, from modern developments to established homes, making it appealing to first-time buyers, families, and investors alike.

Residents benefit from excellent local facilities, including shops, schools, healthcare services, and leisure options, all within easy reach. Brighton Hill also provides good transport links, with straightforward access to Basingstoke town centre, the M3 motorway, and regular bus routes.

Surrounded by green spaces and nearby countryside, the area strikes a perfect balance between town convenience and outdoor living, making it a highly desirable location.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band B

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

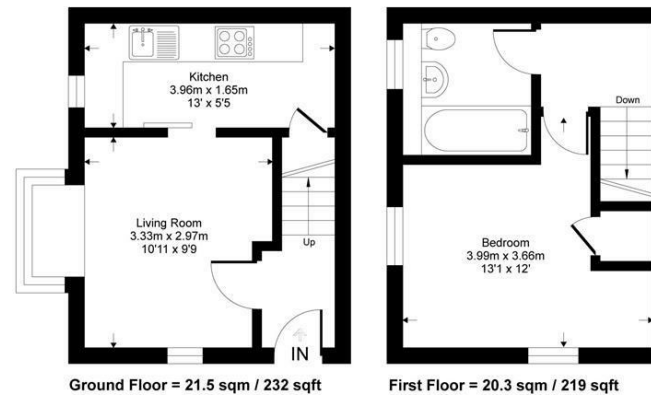




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Heathfield

Approximate Gross Internal Area = 41.8 sq m / 451 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100