



Right Choice Estate Agents are delighted to offer to the market this family home in the popular area of Brighton Hill. The ground floor offers an entrance hallway leading to a generous living/dining room and a modern fitted kitchen. The first floor benefits from three bedrooms two of which are doubles and a fitted family bathroom. Additional features include a private rear garden, garage and access to communal parking.

Location: Brighton Hill is a well-established residential area on the southern edge of Basingstoke, popular with families and first-time buyers alike. The neighbourhood offers a great balance of convenience and green space, with local shops, supermarkets, schools, and healthcare facilities all close by. Excellent transport links provide easy access to Basingstoke town centre, the M3, and mainline rail services to London. With a mix of modern and traditional homes, nearby parks, and a friendly community feel, Brighton Hill is a practical and appealing place to call home.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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

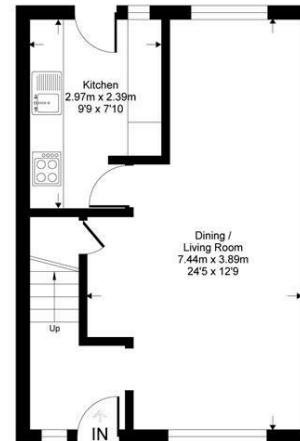
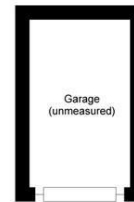




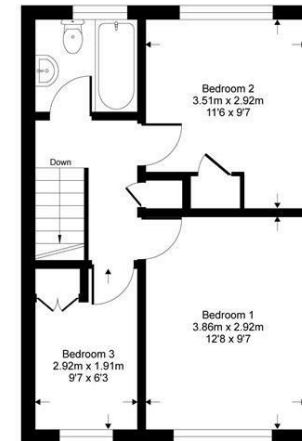
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Porter Road

Approximate Gross Internal Area = 73.3 sq m / 790 sq ft (excludes garage)



Ground Floor = 36.6 sqm / 395 sqft



First Floor = 36.6 sqm / 395 sqft

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 Berrv. Basinastoke. Hampshire. England. RG224QN. Registered No: 14505100