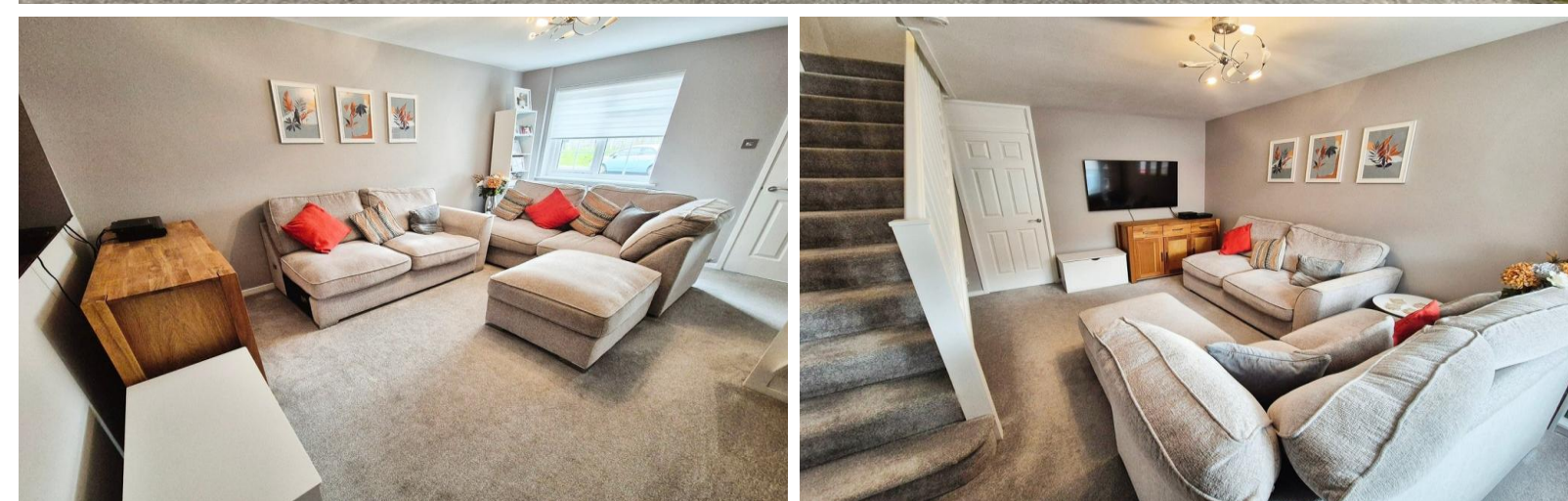


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**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.



**FOR SALE**

**Brighton Hill**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**£330,000**







## Brighton Hill

£330,000

- Two Bedrooms
- Modern Bathroom
- Garage and Driveway Parking
- Modern Kitchen with Appliances
- Living Room
- Enclosed Garden

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

A beautifully presented two bedroom family home located in Brighton Hill, close to local shops and schools.

Much improved by the current owners, the property comprises two bedrooms, bathroom, kitchen/breakfast room, lounge, entrance hall, attached garage, driveway parking and enclosed garden.

The property is beautifully presented throughout and viewing of this property is highly recommended.

**ENTRANCE HALL** 4' 7" x 4' 5" (1.4m x 1.37m)  
Laminate floor and radiator.

**LOUNGE** 14' 11" x 12' 4" (4.55m x 3.77m) Front aspect window, carpet, radiator, stairs to the landing and door to the kitchen.

**KITCHEN/BREAKFAST ROOM** 12' 4" x 9' 7" (3.77m x 2.94m) Rear aspect window, door to the garden, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, dishwasher, fridge/freezer, washing machine, butler sink, wood effect flooring and radiator.

**LANDING** Carpet, loft access and airing cupboard.

**BEDROOM ONE** 10' 4" x 9' 0" (3.17m x 2.76m) Front aspect window, two double wardrobes, carpet and radiator.



**BEDROOM TWO** 10' 4" x 7' 7" (3.17m x 2.33m) Rear aspect window, two double wardrobes, carpet and radiator.

**BATHROOM** Side aspect window, bath with shower over and glazed shower screen, low-level WC, wash hand basin, towel radiator and vinyl floor.

**GARAGE** 20' 4" x 8' 0" (6.21m x 2.45m) Up and over door, light, power and door to the garden.

**OUTSIDE** To the front of the property, there is driveway parking and access to the garage.

To the rear of the property, there is an enclosed garden with patio area adjacent to the property.

### Agent's Note

Under Section 21 of the Estate Agency Act 1979, we must disclose this property belongs to a connected person of Avereco (Basingstoke) Limited T/A Martin & Co.



### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: C  
Basingstoke and Deane  
EPC Rating: C

Garage and Driveway Parking

