



Right Choice Estate Agents are delighted to offer to the market this extended house in the popular area of Brighton Hill. The ground floor offers a porch entrance, living room, dining room, family room, fitted kitchen and a w/c. The first floor benefits from three well proportioned bedrooms the master of which has fitted wardrobes, an en suite and a family bathroom. Additional features include a newly fitted megaflow pressurised hot water system and water softener along with a generous private rear garden and allocated parking.

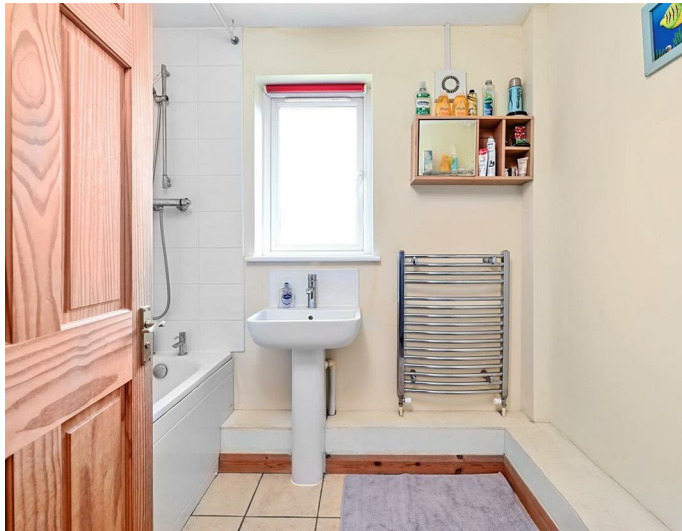
Location: Brighton Hill is a popular and well-connected residential area offering a mix of modern and traditional homes, excellent local schools, and a wealth of amenities. Residents enjoy easy access to shops, parks, and leisure facilities, as well as swift transport links to Basingstoke town centre and the M3. Ideal for families and commuters alike.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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





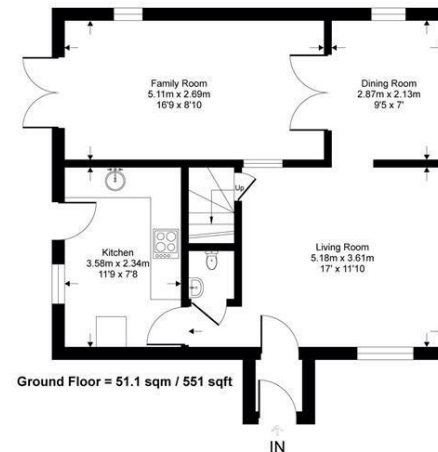
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Beecham Berry

Approximate Gross Internal Area = 101.1 sq m / 1089 sq ft



First Floor = 49.9 sqm / 538 sqft



Ground Floor = 51.1 sqm / 551 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.

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