

Two, three and four bedroom homes
Your new happy place



Ghyllgrove Place
BASILDON



Introducing your new happy place

Welcome to Ghyllgrove Place, a brand-new community situated next to Basildon's beautiful Gloucester Park.

These attractive new homes include six 4-bedroom properties, along with twenty-four 3-bedroom and four 2-bedroom houses. Twenty-four of the homes are offered for private sale, while the remaining ten are available on a shared ownership basis.

Close to many excellent amenities, and only a short train journey from London, Ghyllgrove Place gives you the ideal opportunity to live in this popular and vibrant region of South Essex.

A place to call your own

Ghyllgrove Place has been built to exceptionally high specifications. Each house has its own private garden, as well as allocated parking spaces installed with their own electric vehicle charging points. All properties exceed national space standards, giving you generous amounts of room to live, work and play, while kitchens come ready-equipped with energy efficient appliances.

These homes are not only attractive, but they have been built to last using sustainable techniques. On the ground floor of each property you'll find quality, hard-wearing laminate flooring, while stairs, landings and bedrooms are fitted with attractive carpets.

Ghyllgrove Place is a peaceful community, but it's also convenient. You'll not only be a short walk away from facilities such as Basildon's Festival Leisure Park and the Basildon Sporting Village, but you'll also be within easy reach of the town centre and the rail link to London.



A place for shopping and socialising



Basildon is a top place to shop, eat and socialise.

Eastgate Shopping Centre is home to over 90 stores, including brands such as HMV, Holland and Barrett, Primark and New Look, not to mention a great range of coffee shops. There are also many more retailers to explore in the town centre, including some quirky independent stores, while the nearby Pitsea Market has a fantastic range of over 80 stalls selling everything from fresh fruit and fashion to vintage clothing.

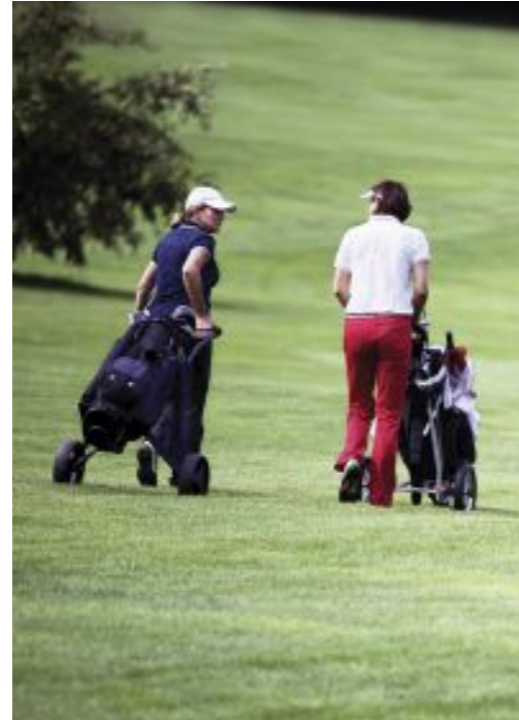
You'll also be a short walk from the Festival Leisure Park, which offers a great range of restaurants, including Bella Italia, Buzz Kitchen, Five Guys, Aroma and Wagamama.

As well as the big names, central Basildon offers an excellent variety of smaller restaurants. Local favourites include luxury Turkish dining at Eyna, great value all-day menus at the dog-friendly Orleto Lounge, plus delicious Indian cuisine at The Coriander.

When you want to unwind with friends or family, you can also choose from many popular pubs and bars. The Beehive offers a great choice of drinks and has an extensive pub food menu. The Quays is situated on the waterfront at the Festival Leisure Park, with outdoor seating that's perfect for summer evenings. If you fancy something completely different, The Prim & Proper Cocktail Bar will even deliver amazing drinks direct to your door!



A place for sport and fitness



If you love sports and fitness, Basildon has many enviable amenities. At Ghyllgrove Place, you'll be a short walk from the Basildon Sporting Village. This boasts an Olympic-size swimming pool, a 112-station gym, an eight-court sports hall, an indoor climbing wall, a 400m running track and many other athletics facilities. You'll also be ten minutes away from the Festival Wakeboard and Aqua Park, which has lots of fun water obstacles including inflatable trampolines and slides.

For golfing enthusiasts, there are plenty of clubs in and around Basildon. The Basildon Golf Course is home to the PGA East Anglian Open, while Langdon Hills Golf Country Club & Hotel offers a fantastic 27-hole course. The Burstead Golf Club is also popular, with an 18-hole course, driving range and putting green.

If you like to work out in the gym, you'll also find there are plenty of options. Basildon gyms include David Lloyd and Better Gym, among others. Football enthusiasts will also enjoy visiting the Basildon Sports & Leisure Club, with three full-size pitches available for hire.

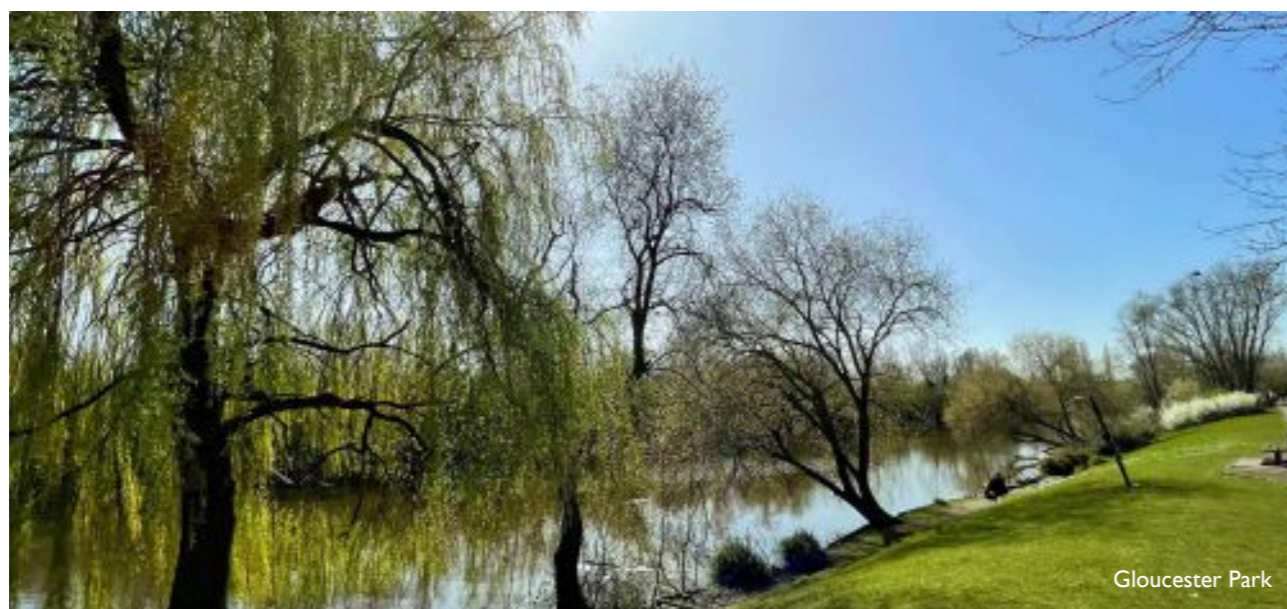


Festival Wakeboard Park



Basildon Sporting Village

A place for fun and family



Gloucester Park



Wat Tyler
Country Park

Basildon is a brilliant location for families. There are lots of great outdoors spaces to enjoy and explore. Ghyllgrove Place is next to the attractive Gloucester Park, which offers everything from plentiful walking routes and fishing lakes and is home to the Basildon Sporting Village. Wat Tyler Country Park provides you with 125 acres of country walks, wildlife spotting, and adventure play for children, while the Langdon Nature Discover Centre is the largest inland nature reserve managed by Essex Wildlife Trust – and features the very popular Peter Rabbit Woodland Trail.

When it comes to family leisure activities, you'll also be spoilt for choice. Basildon has a newley opened 10-screen Vue cinema and Cineworld cinema where you can watch films in IMAX 3D, while the Hollywood Bowl has 26 ten-pin bowling lanes, and American-style diner and a vibrant bar. Go-Karting Basildon has a multi-level track where you can race 200cc petrol go-karts and it also offers children' and family sessions. For something a bit different, be sure to check out the Towngate Theatre where you can enjoy everything from drama and musicals to comedy and concerts, not to mention an annual pantol!



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Your new
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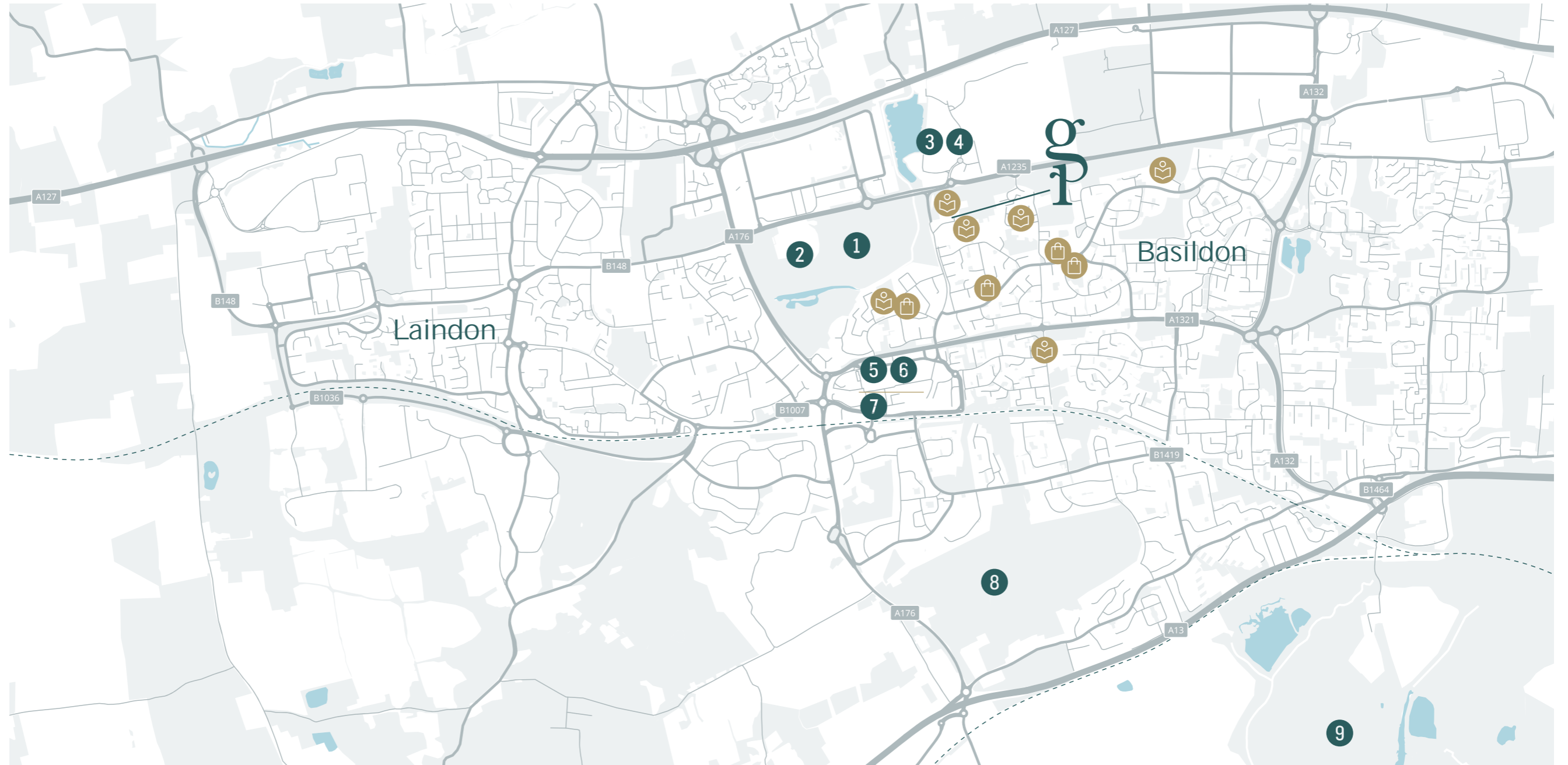
Fenchurch Street Station: 34 mins
Oxford Circus: 53 mins
Canary Wharf DLR: 46 mins

London in 34 minutes

Basildon, Essex

Whether you commute or simply want to enjoy a day out in London, you can be in the capital in next to no time. Basildon rail station is about a 25-minute walk from Ghyllgrove Place and regular trains can whisk you to Fenchurch Street in only 34 minutes.

From Fenchurch Street, you can quickly reach many parts of the city. You can access Circle and District line services at the nearby Tower Hill Underground Station or hop on the Docklands Light Railway at Tower Hill Gateway DLR Station. With single tickets to Fenchurch Street starting from under £8, you'll be able to enjoy all London has to offer without the expense of living there.



But it's not all about London

Ghyllgrove has everything on the doorstep

Key

-  Schools
-  Convenience stores

By foot

- 1** Gloucester Park 6 min
- 2** Basildon Sporting Village 6 min
- 3** Festival Leisure Park 11 min
- 4** Hollywood Bowl 11 min
- 5** Basildon Town Centre 18 min
- 6** Vue Cinema 18 min
- 7** Basildon Train Station 25 min

By car

- 8** Basildon Golf Course 8 min
- 9** Wat Tyler Centre 12 min
- Brentwood 20 min
- Chelmsford 30 min
- Hanningfield Reservoir 30 min
- London Southend Airport 33 min
- Southend-on-Sea 37 min



A place you'll be proud to call home

At Ghyllgrove Place, you can choose between five different house types, offering between two and four bedrooms. With every home built to exacting modern standards, and a development designed with community in mind, this a place that you'll be proud to call home.



Kitchen

Contemporary Nobilia kitchen cabinets and doors in Taupe Grey

White Concrete Reproduction Laminate work surfaces and splashback

Reginox Diplomat sink with chrome single lever tap

Bosch single oven

Bosch ceramic hob

Bosch Canopy extractor

Indesit Integrated fridge/freezer

Indesit Integrated dishwasher

Indesit Integrated washing machine



Bathroom and WC

Lola Granada bath with white gloss bath panel

Glass square top single panel bath screen

Vado Axces Sirkel Thermostatic bath/shower mixer

VitrA Zentrum white integrated basin and pedestal with Vado Axces Nuri mono mixer

VitrA Zentrum close-coupled dual flush cistern and toilet seat

Interior Finishes

White paint to ceiling, walls and doors

400 X 250mm Brescia light grey floor tiles to bathroom and WC

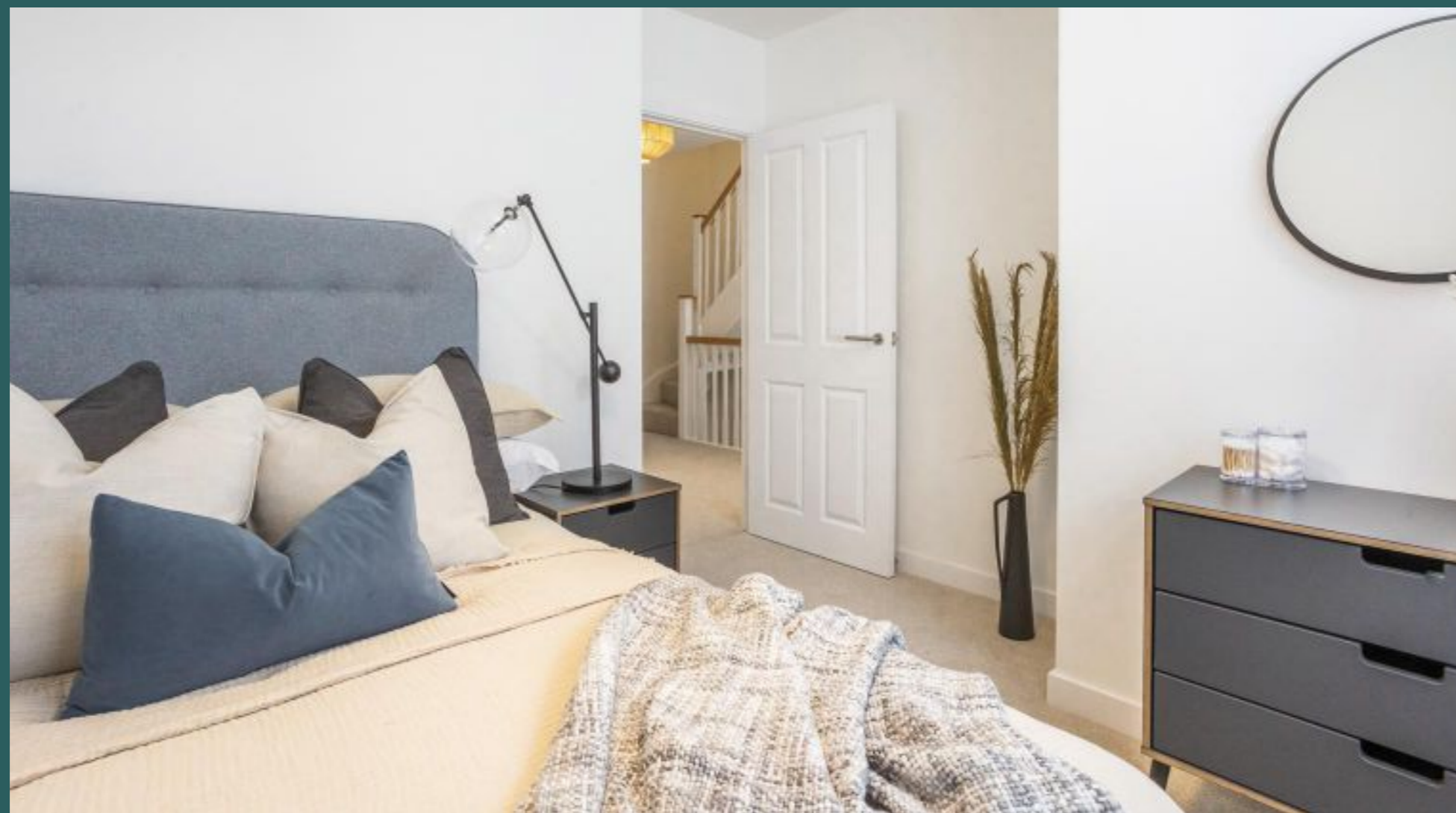
450 X 450mm Brescia light grey floor tiles to bathroom and WC

Jeldwren moused semi-solid 4 panels smooth internal doors

Zoo Architectural hardware to doors

Amtico First Sun Bleached Oak LVT Flooring to kitchen, living, dining and hallway

Furlong Flooring - Revelation carpet throughout bedrooms, stairs and landing





Find your place

Two bedroom homes

The Holehaven
Plots 9, 10, 27 & 28

Three bedroom homes

The Hadleigh
Plots 3, 4, 5, 6, 7, 8, 21, 22, 23 & 24

The Tewkes
Plots 11, 12, 13, 14, 15, 16, 17, 25,
26, 30, 31, 32, 33 & 34

Four bedroom homes

The Timbemans
Plots 18 & 19

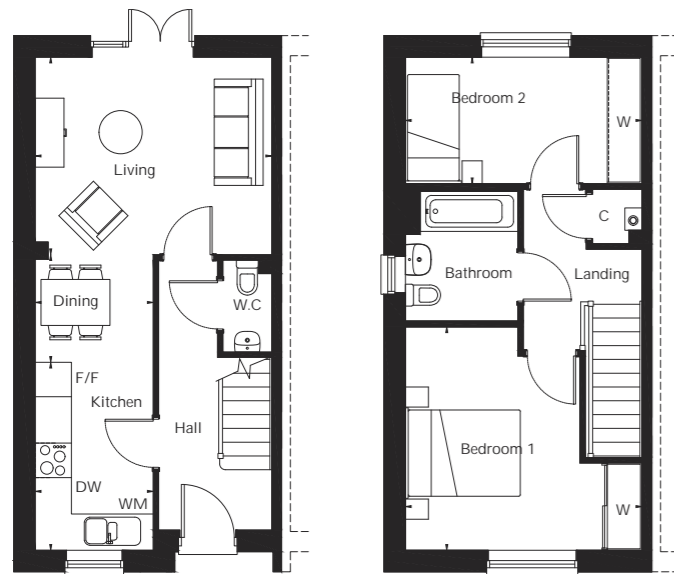
The Haven
Plot 1, 2, 20 & 29



For illustrative purposes only

The Holehaven

Two bedroom semi-detached home



Plots 9, 10, 27 & 28

Key: F/F Fridge Freezer DW Dishwasher WM Washing Machine W Wardrobe

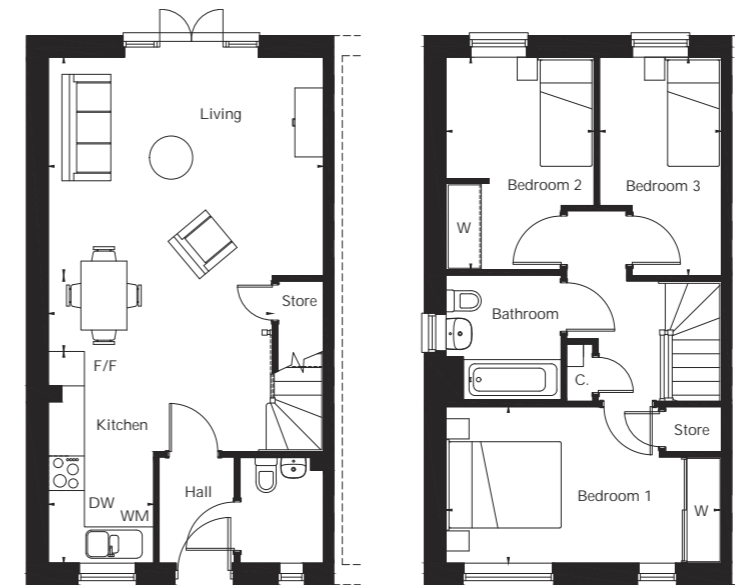
Living area 3.4m x 4.1m 11'3" x 13'-6"	Living area 1.8m x 2.0m 6'2" x 6'9"	Kitchen 3.2m x 2.0m 10'9" x 6'9"	Bedroom 1 3.8m x 4.1m 12'9" x 13'6"	Bedroom 2 2.2m x 4.1m 7'3" x 13'6"
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For illustrative purposes only

The Hadleigh

Three bedroom semi-detached home



Plots 3, 4, 5, 6, 7, 8, 21, 22, 23 & 24

Key: F/F Fridge Freezer DW Dishwasher WM Washing Machine W Wardrobe

Living area 3.7m x 4.7m 12'6" x 15'9"	Dining area 1.3m x 3.8m 4'0" x 12'10"	Kitchen 3.6m x 1.8m 12'1" x 6'0"	Bedroom 1 2.7m x 4.7m 8'11" x 15'9"	Bedroom 2 3.6m x 2.5m 12'2" x 8'5"	Bedroom 3 3.7m x 2.1m 12'6" x 6'12"
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House layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 10% tolerance. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling heights may vary within select apartments. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

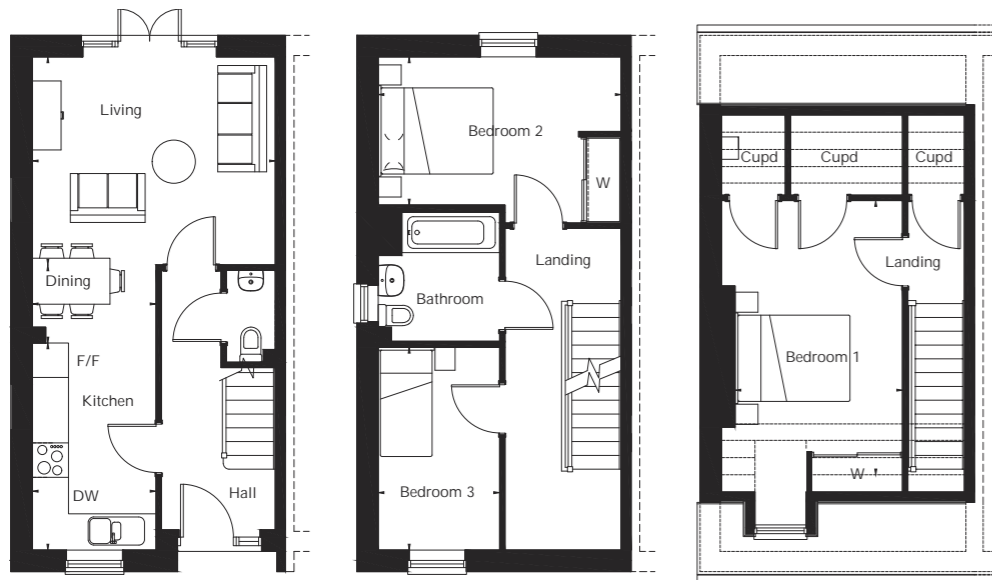
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The Tewkes

Three bedroom semi-detached home



Plots 11, 12, 13, 14, 15, 16, 17, 25, 26, 30, 31, 32, 33 & 34

Key: F/F Fridge Freezer DW Dishwasher WM Washing Machine W Wardrobe

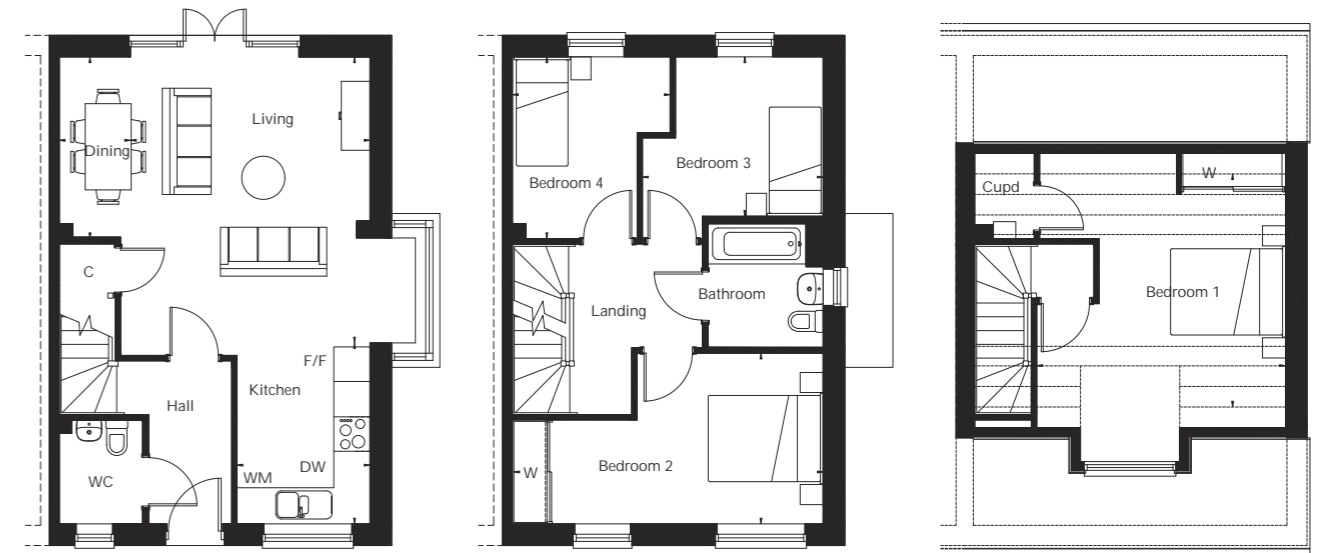
Living area 3.6m x 4.2m 11'10" x 13'10"	Dining area 1.3m x 2.1m 4'5" x 7'1"	Kitchen 3.6m x 2.1m 11'10" x 7'1"	Bedroom 1 4.7m x 2.9m 15'8" x 9'7"	Bedroom 2 2.5m x 4.2m 8'5" x 13'10"	Bedroom 3 3.5m x 2.1m 11'7" x 6'-11"
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For illustrative purposes only

The Timbemens

Four bedroom semi-detached home



Plots 18 & 19

Key: F/F Fridge Freezer DW Dishwasher WM Washing Machine W Wardrobe

Living area 4.9m x 4.1m 16'4" x 13'8"	Dining area 3.1m x 1.2m 10'5" x 4'1"	Kitchen 3.1m x 2.3m 10'4" x 7'7"	Bedroom 1 4.0m x 4.3m 13'4" x 14'2"	Bedroom 2 2.9m x 5.3m 9'9" x 17'8"	Bedroom 3 2.7m x 3.1m 9'1" x 10'4"	Bedroom 4 3.1m x 2.7m 10'5" x 9'0"
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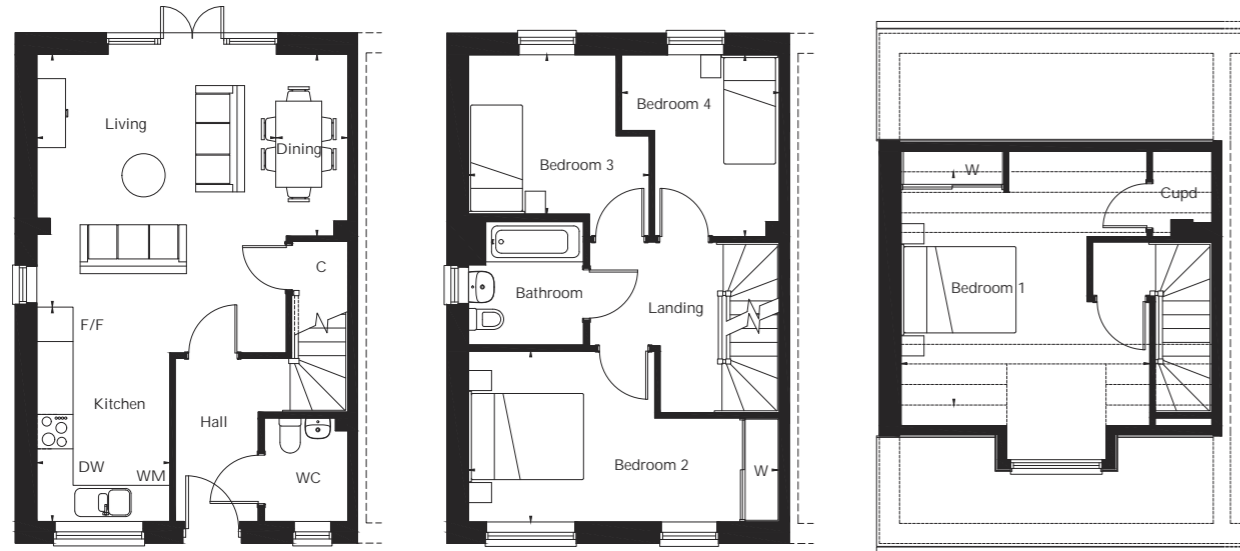
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For illustrative purposes only

The Haven

Four bedroom semi-detached home



Plot 1, 2, 20 & 29

Key: F/F Fridge Freezer DW Dishwasher WM Washing Machine W Wardrobe

Living area	Dining area	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
4.3m x 4.1m 14'5" x 13'8"	3.1m x 1.2m 10'5" x 4'1"	3.7m x 2.3m 12'3" x 7'7"	4.0m x 4.3m 13'4" x 14'2"	2.9m x 5.3m 9'9" x 17'8"	2.7m x 3.1m 9'1" x 10'4"	3.1m x 2.7m 10'5" x 9'0"

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About Sempra Homes

Sempra Homes offers something for everyone, from singles and couples looking to buy their first home, to families looking for that much-needed extra space, as well as those looking to downsize and enjoy their retirement with the comforts and security that new build homes offer.

As a buyer of a Sempra home you will have peace of mind, in the knowledge that Sempra Homes has a vested interest in the future of the local environment.

We put our customers first

When it comes to after-sales, we take ongoing customer satisfaction very seriously and are committed to maintaining our homes to the exacting standards that our buyers expect of us - for years to come.



building a brighter future...



www.semprahomes.co.uk

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