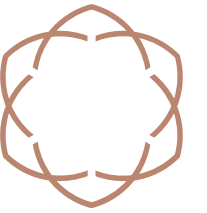




CHAPELGATE

BASILDON

Two, three and four bedroom homes

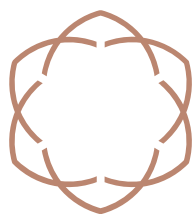


## Find your place to thrive

Discover Chapelgate - Sempra Homes' newest development in the heart of Basildon, where thoughtful design meets modern living. This stunning new collection of 35 beautifully crafted two, three and four bedroom homes offers a rare opportunity to enjoy all the energy, convenience and style of city living – without the London price tag.

Perfectly positioned on the edge of the town centre, Chapelgate brings you closer to everything that matters, excellent transport connections, vibrant amenities and green open spaces - all within easy reach of home. Whether you're a first-time buyer, growing family, or downsizer, these homes offer modern comfort, smart design and lasting quality in one of Essex's most exciting and well-connected communities.





# Your ideal home

Every home at Chapelgate is crafted for modern living, where style meets substance in every detail. Enjoy energy-efficient comfort with air source heat pumps, mechanical ventilation, and EV charging points that make your home greener and more cost-effective. Inside, designer kitchens with quartz worktops and integrated appliances set the tone for elegant living, enhanced by luxury flooring throughout. Open, flexible spaces adapt effortlessly to your lifestyle - whether it's family time, working from home, or entertaining in style. These beautifully finished homes don't just look exceptional - they're designed to make everyday living effortless, sustainable, and truly inspiring.







# A lifestyle you'll love



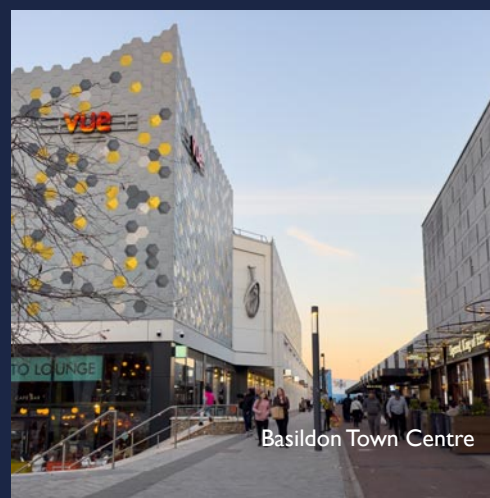
Festival Leisure Park

This is a town that truly offers a balanced lifestyle - where you can enjoy the energy of an urban hub, the calm of nearby countryside and the coastal charm of Essex's seaside towns, all within easy reach.

At Chapelgate, you'll be part of a vibrant, well-connected community with everything you need within easy reach. Basildon's town centre offers a wide range of shops, cafés and restaurants, while the nearby Eastgate Shopping Centre is home to major high-street brands.

Perfectly positioned for modern living, Chapelgate combines the ease of excellent transport links with the warmth of a close-knit neighbourhood. With convenient access to local schools, everyday amenities, and key commuter routes, you can enjoy the best of both worlds - a peaceful residential setting with the buzz of urban life just moments away. It's a place designed for connection, comfort, and a true sense of belonging.

Recreation and leisure are never far away. The Towngate Theatre and Festival Leisure Park provide cultural and entertainment options for all ages, while Wat Tyler Country Park, Langdon Hills Country Park, and Noak Bridge Nature Reserve offer beautiful open spaces to walk, cycle and explore.



Basildon Town Centre

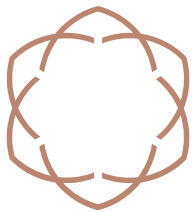


Festival Leisure Park





Basildon Sporting Village



# A place for sport and fitness



Festival Wakeboard Park

If you love sports and fitness, Basildon has many enviable amenities. At Chapelgate, 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. The village has also recently introduced brand-new paddle courts, providing a fantastic new way to stay active and social.

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.

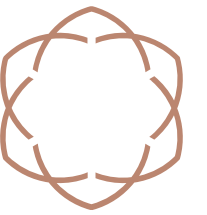
If you like to work out in the gym, you'll also find there are plenty of options. Basildon gyms include David Lloyd and Better Gym, among others. Football enthusiasts will also enjoy visiting the Basildon Sports & Leisure Club, with three full-size pitches available for hire.





Gloucester Park

# Community, opportunity & growth



Wat Tyler Marina

Basildon is a town on the rise - a place where opportunity meets community and the future feels full of promise. With its diverse housing, excellent schools, and welcoming neighbourhoods, it's the perfect setting for families, professionals, and investors alike. The town's thriving digital, creative, and technology sectors are powering a growing local economy, while new cafés, leisure spaces, and cultural venues bring vibrancy and energy to everyday life.

Ongoing regeneration and investment projects are transforming Basildon into one of Essex's most dynamic and forward-thinking places to live. From revitalised public spaces and new business hubs to improved transport links and modernised town centre living, the future here looks brighter than ever.

From play centres and bowling alleys to theatres and water sports, there's something for everyone - all part of a lively, evolving community that blends urban convenience with local warmth. Buying at Chapelgate isn't just finding a home - it's becoming part of a connected community at the heart of a town on the move.



Wat Tyler Country Park





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

## Location & Connections

Basildon, Essex

**Basildon is one of Essex's best-connected towns, ideal for commuters and families alike.**

At Chapelgate, convenience comes built in. Basildon Station, just a short walk away, offers direct train services to London Fenchurch Street in under 34 minutes, making your daily journey effortless. Excellent road connections via the A13 and A127 provide fast access to the M25, keeping you well connected across Essex, Kent, and into London. For travel further afield, you'll find London Southend, Stansted, and City Airports all within easy reach - offering quick and easy access to destinations across the UK and beyond.

Here, you can enjoy city connections, coastlines, and countryside all from one ideal location - the perfect balance between urban energy and relaxed, modern living.







# But it's not all about London

Chapelgate has everything on the doorstep

## By foot

1	Basildon Train Station	7 mins
2	Towngate Theatre	7 mins
3	Basildon Town Centre	8 mins
4	Basildon Bus Station	8 mins
5	Gloucester Park	9 mins
6	Vue Cinema	11 mins
7	Basildon Sporting Village	23 mins

## By car

8	Festival Leisure Park	5 mins
9	David Lloyd Gym	5 mins
10	Better Gym	5 mins
11	Basildon Sports Club	8 mins
12	Basildon Golf Course	4 mins
13	Wat Tyler	12 mins

## By car

1	Brentwood	20 min
2	Chelmsford	30 min
3	Hanningfield Reservoir	30 min
4	London Southend Airport	33 min
5	Southend-on-Sea	37 min

Timings are taken from google maps





## A place you'll be proud to call home

At Chapelgate, you can choose from a selection of thoughtfully designed two, three and four-bedroom homes, offering the perfect balance of comfort and style. Every property is built to exacting modern standards, with high-quality finishes and sustainable construction methods.

Designed to foster a strong sense of community, Chapelgate is more than just a place to live - it's a place you'll be proud to call home.







### Kitchen

Gallery Premium Symphony kitchen cabinets and doors in gloss dusk grey

White Cosentino Quartz work surfaces and upstands

White glass splashback to hob

Carron Phoenix sink with chrome single lever tap

Electrolux single oven

Electrolux ceramic hob

Electrolux Canopy extractor

Electrolux Integrated fridge/freezer

Electrolux Integrated dishwasher

Electrolux Integrated washer dryer machine



### Bathroom and WC

Ideal Standard bath with white gloss bath panel

Ideal Standard glass two panel bath / shower enclosure screen

Ideal Standard Thermostatic bath/shower mixer

Ideal Standard white integrated basin and pedestal with Ideal Standard mixer tap

Ideal Standard close-coupled dual flush cistern and soft close toilet seat

### Interior Finishes

Brilliant white matt paint to ceiling, walls and doors

600 X 600mm Nicholls & Clarke bone floor tiles to bathroom and WC

300 X 600mm Nicholls & Clarke bone wall tiles to bathroom and WC

Cottage style vertical panel internal doors

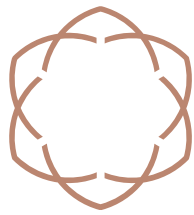
Carlisle Brass polished chrome & satin nickel hardware to doors

Laminate Miami oak effect vinyl tile flooring to kitchen, living, dining and hallway

New Elford buff carpet throughout bedrooms, stairs and landing







# Find your place

**The Langdon**  
Plots 1 & 2

**The Gloucester**  
Plots 3, 6, 7 & 10

**The Gregorie**  
Plots 4, 5, 8 & 9

**The Norsey**  
Plots 11, 12, 19, 20, 23, 24, 25 & 26

**The Noak**  
Plots 13, 14, 17, 18, 27, 28, 29 & 30

**The Whitmore**  
Plots 15, 16, 21 & 22

**The Westley**  
Plots 32, 33 & 34

**The Mopsies**  
Plots 31 & 35







For illustrative purposes only

# The Langdon

Three bedroom semi-detached home

Internal area: 112.7m<sup>2</sup> / 1,213.09ft<sup>2</sup>



Plots 1 & 2\* (\*Opposite handing to the floor plan above)

<b>Living</b> 3.55 x 3.94m 11.65ft x 12.93ft	<b>Kitchen &amp; Dining</b> 3.55 x 4.33m 11.65ft x 14.21ft	<b>Bedroom 1</b> 3.55 x 3.3m 11.65ft x 10.83ft	<b>Bedroom 2</b> 2.78 x 4.1m 9.12ft x 13.45ft	<b>Bedroom 3</b> 2.93 x 2.72m 9.61ft x 8.92ft
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Key: F/F Fridge Freezer DW Dishwasher  
WM Washing Machine W Wardrobe St Storage



For illustrative purposes only

# The Gloucester

Four bedroom semi-detached home

Internal area: 123.0m<sup>2</sup> / 1,323.96ft<sup>2</sup>



Plots 3, 6\*, 7 & 10\* (\*Opposite handing to the floor plan above)

<b>Living</b> 3.37 x 4.05m 11.06ft x 13.29ft	<b>Kitchen &amp; Dining</b> 2.68 x 5.08m 8.79ft x 16.67ft	<b>Bedroom 1</b> 3.41 x 3.47m 11.19ft x 11.38ft	<b>Bedroom 2</b> 2.68 x 4.0 m 8.79ft x 13.12ft	<b>Bedroom 3</b> 2.89 x 2.64m 9.48ft x 8.66ft	<b>Bedroom 4</b> 2.89 x 2.64m 9.48ft x 8.66ft
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Key: F/F Fridge Freezer DW Dishwasher  
WM Washing Machine W Wardrobe St Storage

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For illustrative purposes only

# The Gregorie

Three bedroom semi-detached home

Internal area: 112.1m<sup>2</sup> / 1,206.63ft<sup>2</sup>



Plots 4, 5\*, 8 & 9\* (\*Opposite handing to the floor plan above)

<b>Living</b> 3.37 x 4.05m 11.06ft x 13.29ft	<b>Kitchen &amp; Dining</b> 3.46 x 4.26m 11.35ft x 13.98ft	<b>Bedroom 1</b> 3.46 x 3.3m 11.35ft x 10.83ft	<b>Bedroom 2</b> 3.46 x 4.1m 11.35ft x 13.45ft	<b>Bedroom 3</b> 2.84 x 2.72m 9.32ft x 8.92ft
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Key: **F/F** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe **St** Storage



For illustrative purposes only

# The Norsey

Four bedroom semi-detached home

Internal area: Area: 133.3m<sup>2</sup> / 1,434.83ft<sup>2</sup>



Plots 11, 12\*, 19, 20\*, 23, 24\* 25 & 26\* (\*Opposite handing to the floor plan above)

<b>Living</b> 3.44 x 5.12m 11.29ft x 16.80ft	<b>Kitchen &amp; Dining</b> 3.44 x 4.35m 11.29ft x 14.27ft	<b>Bedroom 1</b> 2.84 x 4.05m 9.32ft x 13.29ft	<b>Bedroom 2</b> 3.44 x 4.3m 11.29ft x 13.94ft	<b>Bedroom 3</b> 5.22 x 2.77m 17.13ft x 9.09ft	<b>Bedroom 4</b> 2.83 x 3.19m 9.28ft x 10.47ft
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Key: **F/F** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe **St** Storage

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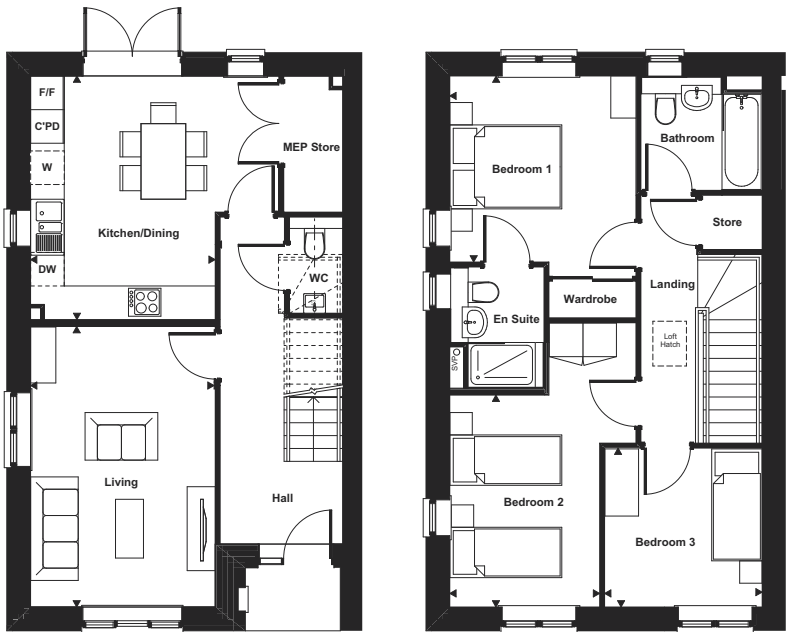


For illustrative purposes only

# The Noak

Three bedroom semi-detached home

Internal area: 104.4m<sup>2</sup> / 1,123.75ft<sup>2</sup>



Plots 13, 14\*, 17, 18\*, 27, 28\*, 29 & 30\* (\*Opposite handing to the floor plan above) **Key:** F/F Fridge Freezer DW Dishwasher WM Washing Machine W Wardrobe St Storage

<b>Living</b> 3.3 x 5.01m 10.83ft x 16.44ft	<b>Kitchen &amp; Dining</b> 3.3 x 4.35m 10.83ft x 14.27ft	<b>Bedroom 1</b> 3.32 x 3.32m 10.89ft x 10.89ft	<b>Bedroom 2</b> 2.67 x 3.78m 8.76ft x 12.40ft	<b>Bedroom 3</b> 2.81 x 2.84m 9.22ft x 9.32ft
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For illustrative purposes only

# The Whitmore

Two bedroom semi-detached home

Internal area: 87.4m<sup>2</sup> / 940.77ft<sup>2</sup>



Plots 15, 16\*, 21 & 22\* (\*Opposite handing to the floor plan above) **Key:** F/F Fridge Freezer DW Dishwasher WM Washing Machine W Wardrobe St Storage

<b>Kitchen, Living &amp; Dining</b> 6.87 x 5.21m 22.54ft x 17.09ft	<b>Bedroom 1</b> 2.76 x 3.91m 9.06ft x 12.83ft	<b>Bedroom 2</b> 3.21 x 3.97m 10.53ft x 13.02ft
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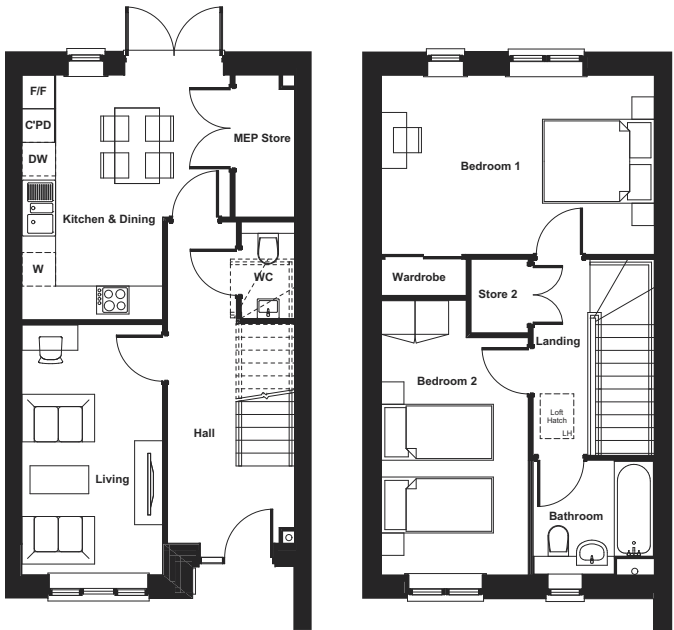


For illustrative purposes only

# The Westley

Two bedroom mid terrace home

Internal area: 84.9m<sup>2</sup> / 913.86ft<sup>2</sup>



Plots 32, 33 & 34

<b>Living</b> 2.51 × 4.47m 8.23ft × 14.67ft	<b>Kitchen &amp; Dining</b> 2.51 × 4.37m 8.23ft × 14.34ft	<b>Bedroom 1</b> 4.83 × 3.2m 15.85ft × 10.50ft	<b>Bedroom 2</b> 2.57 × 4.23m 8.43ft × 13.88ft
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Key: **F/F** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe **St** Storage

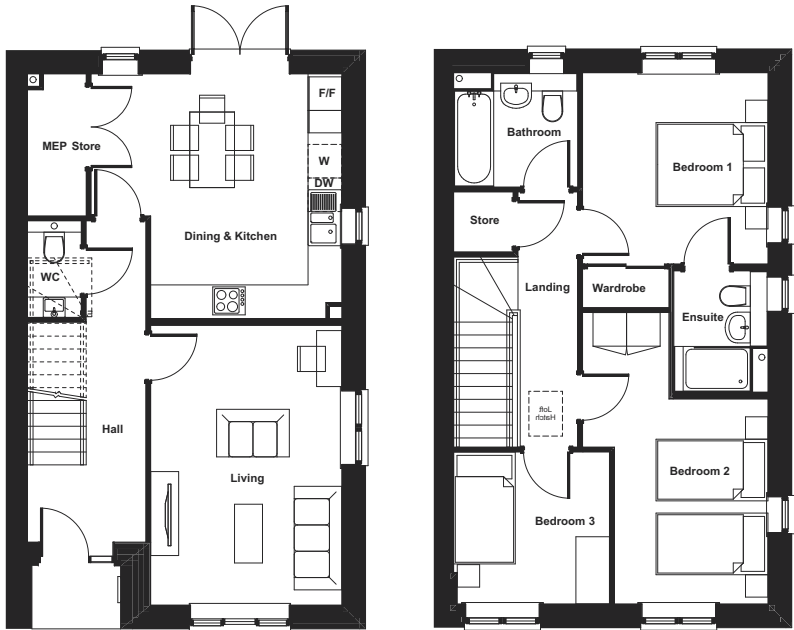


For illustrative purposes only

# The Mopsies

Three bedroom end terrace home

Internal area: 104.7m<sup>2</sup> / 1,126.98ft<sup>2</sup>



Plots 31 & 35\* (\*Opposite handing to the floor plan above)

<b>Living</b> 3.41 × 4.99m 11.19ft × 16.37ft	<b>Kitchen &amp; Dining</b> 3.41 × 4.37m 11.19ft × 14.34ft	<b>Bedroom 1</b> 3.31 × 3.41m 10.86ft × 11.19ft	<b>Bedroom 2</b> 2.74 × 3.66m 8.99ft × 12.01ft	<b>Bedroom 3</b> 2.78 × 2.71m 9.12ft × 8.89ft
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Key: **F/F** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe **St** Storage

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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](http://www.semprahomes.co.uk)

Find us on   