01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
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High Street, Southend-On-Sea, SS3 9AR
Offers In Excess Of £150,000

CASH BUYERS ONLY

Horizon Estate Agents are delighted to offer to market this two bedroom ground floor flat, situated in a sought after location. The property comprises of two bedrooms, 15'0 x 11'4 Lounge, 13'3 x 11'2 Kitchen/Breakfast Room and a bathroom. Further benefits include a front garden, a section of the rear garden and UPVC double glazed windows throughout. Located within walking distance to Shoeburyness Railway Station, local bus links, shops and East Beach. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Communal Entrance
Obscured UPVC double glazed communal entry door, carpeted communal hallway, further obscured UPVC double glazed door leading to:

Entrance Hallway
Radiator, power points, carpeted, smooth plastered ceiling.

Lounge
15'0 (into bay) x 11'4 (4.57m (into bay) x 3.45m)
UPVC double glazed bay window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom One
12'9 x 11'4 (3.89m x 3.45m)
UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

Kitchen/Breakfast Room
13'3 x 11'2 (4.04m x 3.40m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to side aspect, radiator, power points, airing cupboard, storage cupboard, wood effect flooring, smooth plastered ceiling.

Lobby
UPVC double glazed door leading to rear garden, wood effect flooring, textured ceiling.

Bedroom Two
9'8 x 5'6 (2.95m x 1.68m)
UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bathroom
Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, tiled walls and flooring, textured ceiling.

Rear Garden
Rear section of the garden comprising of a shed, lawn with tree and shrub borders, gate for rear access.

Front of Property
Front garden laid to lawn.

Additional Information
Tenure: Leasehold
Lease Length: 56 Years Remaining
Service Charges: £0
Ground Rent: £0
Council: Southend City Council
Tax Band: A

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.









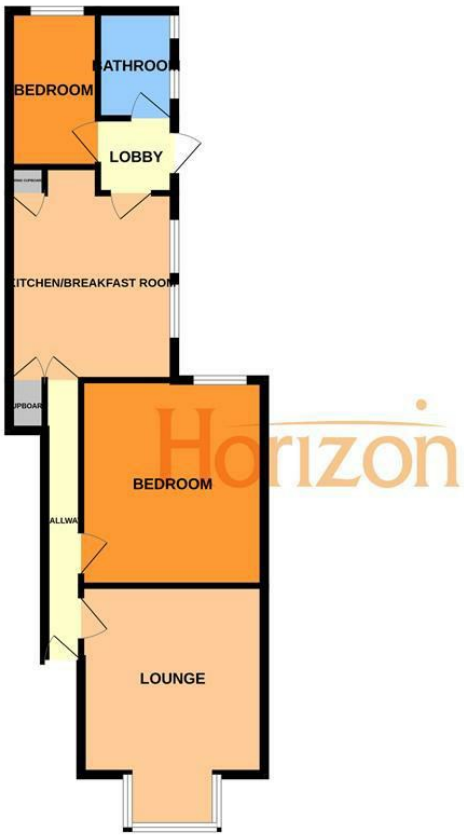




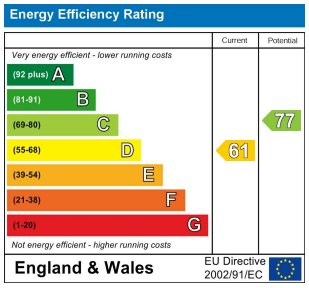
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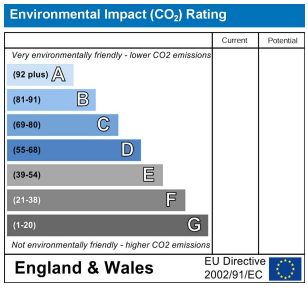
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GROUND FLOOR



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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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. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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