

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Victoria Avenue, Southend-On-Sea, SS2 6DQ £170,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, one bedroom second floor apartment, situated in a popular development in the centre of Southend-On-Sea. The property comprises of a double bedroom, modern bathroom suite, an open plan kitchen/lounge/diner with integrated appliances in the kitchen and a balcony providing outdoor space. The property also benefits from a long lease with 118 Years remaining. Located within walking distance of Southend-On-Sea City Centre and Southend Victoria Railway Station, providing an easy commute to London. Internal viewing is essential.

[sales@horizonstates.co.uk](mailto:sales@horizonstates.co.uk)  
[horizonstates.co.uk](http://horizonstates.co.uk)



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### **Communal Entrance**

Secure communal entrance leading through to communal lobby, intercom entry system for guests, stairs and lift to second floor, private entry door leading to:

### **Hallway**

Storage cupboard with space and plumbing for washing machine, phone for intercom entry system, power points, wood effect flooring, smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower head over, wash hand basin, low level W.C, heated towel rail, tiled flooring, partly tiled walls, smooth plastered ceiling.

### **Bedroom**

12'2 x 9'9 (3.71m x 2.97m)

Double glazed floor to ceiling windows to front aspect, electric heater, power points, carpeted, smooth plastered ceiling.

### **Open Plan Lounge/Kitchen/Diner**

19'9 x 12'5 (6.02m x 3.78m)

Kitchen/Diner - A range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated fridge freezer, integrated oven, integrated electric hob with extractor hood over, integrated dishwasher, breakfast bar, power points, wood effect flooring, smooth plastered ceiling.

Lounge - Double glazed door leading to balcony, double glazed window to front aspect, electric heater, power points, wood effect flooring, smooth plastered ceiling.

### **Balcony**

Accessed via the lounge.

### **Additional Information**

Tenure: Leasehold

Lease Length: 118 Years

Ground Rent: £173 p/a (approx)

Service Charges: £600 Half Yearly (Approx)

Council: Southend-On-Sea City Council

Tax Band: B

Parking: Permit Parking (Need to Apply with Council)

### **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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## SECOND 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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Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>	78	78
<p>Not energy efficient - higher running costs</p>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>	78	78
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