

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Shoebury Road, Southend-On-Sea, SS1 3RS Offers In Excess Of £545,000

Horizon Estate Agents are delighted to offer to market this modern and spacious two bedroom detached bungalow, situated in a highly sought after location. The property comprises of two double bedrooms, a 16'7 x 12'9 Lounge, a modern four piece suite bathroom and fitted kitchen. Further benefits include a garage, a converted office/gym, a well maintained rear garden with a patio seating area, and a paved driveway providing ample off-street parking for multiple vehicles. Located within walking distance to Thorpe Bay Railway Station, bus links, local shops and local schools. Internal viewing is essential.

sales@horizonstates.co.uk
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rightmove

onTheMarket.com

Porch

Obscured UPVC double glazed entry door, wood effect flooring, smooth plastered ceiling, further door leading to:

Entrance Hallway

2x storage cupboards, radiator, power points, wood effect flooring, coved smooth plastered ceiling

Bedroom One

16'5 x 11'9 (5.00m x 3.58m)

UPVC double glazed bay window to front aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom Two

13'0 x 10'2 (3.96m x 3.10m)

UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bathroom

Four piece suite comprising of a panelled bath, shower unit with rainfall shower over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, radiator, tiled walls, tiled flooring, smooth plastered ceiling.

Lounge

16'7 x 12'9 (5.05m x 3.89m)

UPVC double glazed French Doors to rear garden, feature fireplace, radiators, power points, wood effect flooring, coved smooth plastered ceiling.

Kitchen/Breakfast Room

12'9 x 11'8 (3.89m x 3.56m)

Range of eye and base level units with work surfaces over, 7 ring gas range range cooker with oven's below, extractor hood above, composite sink drainer unit, integrated washing machine, space for fridge freezer, UPVC double glazed windows to side and rear aspects, radiator, power points, tile effect flooring, smooth plastered ceiling.

Lobby

2x storage cupboards, double glazed window to side aspect, obscured double glazed door to side, tiled flooring, textured ceiling.

Rear Garden

Paved patio seating area, laid to lawn with tree and flower bed borders, side access to the front of the property.

Office/Gym

12'3 x 7'9 (3.73m x 2.36m)

UPVC double glazed door, UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Garage

18'7 x 7'9 (5.66m x 2.36m)

Up and over door, power points, wood effect flooring

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

Council: Southend City Council

Tax Band: E

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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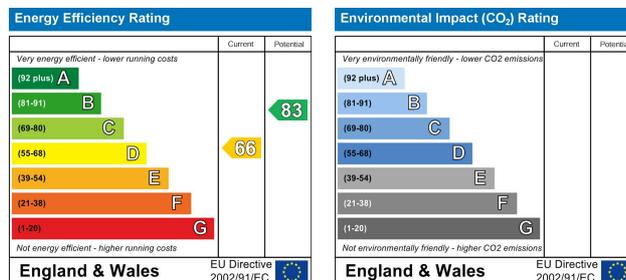
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GROUND FLOOR



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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