

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



**Sovereign Close, Rochford, SS4 1XB**  
**£370,000**

Horizon Estate Agents are delighted to offer to the market this attractive Three bedroom, two reception room detached house. The property comprises of a modern fitted kitchen, ground floor W.C, and En-suite to Bedroom One. The property further benefits from a garage and parking. Located in central Rochford within easy access of Rochford Railway station and Town Square. Offered with NO ONWARD CHAIN. Internal viewing essential.

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## **Entrance**

Obscured double glazed composite entrance door to

## **Hallway**

Stairs leading to first floor, radiator, carpeted, door to;

## **Ground floor cloakroom**

Comprising close coupled W.C, vanity wash hand basin with cupboard under, radiator, obscured double glazed window to front aspect.

## **Lounge**

13'5" x 13'4" (4.09 x 4.06)

Double glazed window to front aspect, radiator, feature fire surround, built in under stairs storage cupboard, power points, carpeted, door off to kitchen, archway to;

## **Dining Room**

9'2" x 7'7" (2.79 x 2.31)

Double glazed french doors to rear aspect leading to rear garden, radiator, power points, carpeted, smooth plaster ceiling.

## **Kitchen**

9'2" x 8'5" (2.79 x 2.57)

Comprising a range of fitted eye and base level units with working surfaces over inset sink unit with mixer tap, built in dish washer, space for fridge/freezer, part tiled walls, space for oven with extractor hood above, radiator, double glazed window to rear aspect, double glazed door to side aspect leading to rear garden.

## **First floor landing**

Built in airing cupboard, power point, carpeted, doors off to;

## **Bedroom One**

11'0" x 8'7" (3.35 x 2.62)

Double glazed window to front aspect, radiator, power points, carpeted, archway leading to;

## **En-suite**

Comprising built in shower cubicle with built in shower, part tiled walls, shaver point, obscured double glazed window to side aspect.

## **Bedroom Two**

10'1" x 9'1" (3.07 x 2.77)

Double glazed window to rear aspect, radiator, power points, carpeted

## **Bedroom Three**

7'9" x 7'6" (2.36 x 2.29)

Double glazed window to front, radiator, power points, carpeted.

## **Bathroom**

Comprising panelled bath with built in shower over and fitted shower screen, close coupled W.C, vanity wash hand basin with mixer tap and cupboard under, chrome heated towel rail, part tiled walls, obscured double glazed window to rear aspect.

## **Rear Garden**

Commencing with a raised decking area with remainder laid to lawn. Personal door leading to garage.

## **Garage**

With up and over door.

## **Additional Information**

Tenure - Freehold

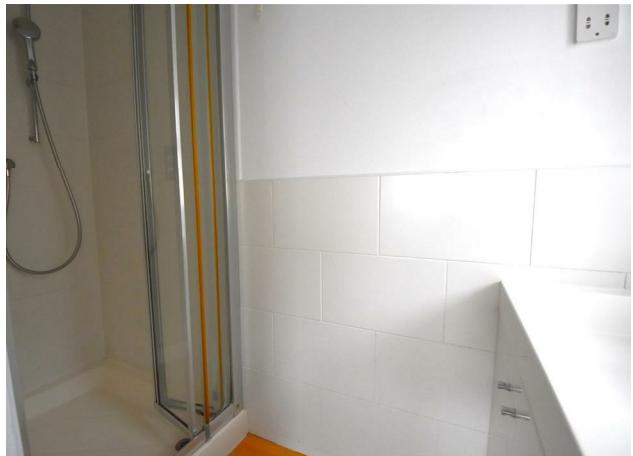
Council - Rochford District

Tax Band - D

## **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.



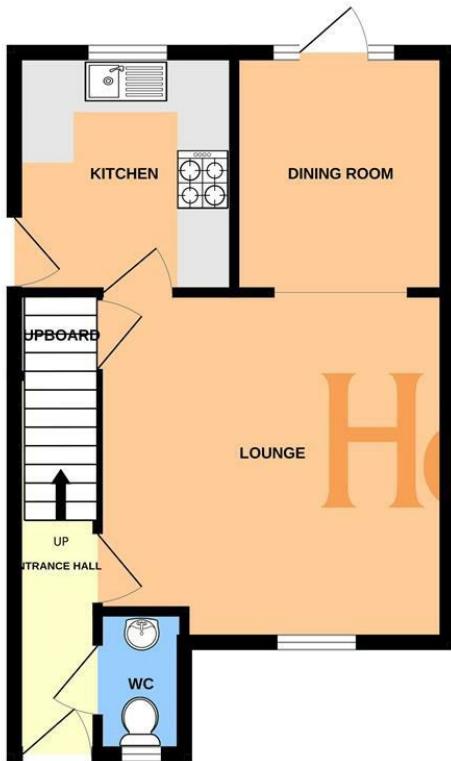
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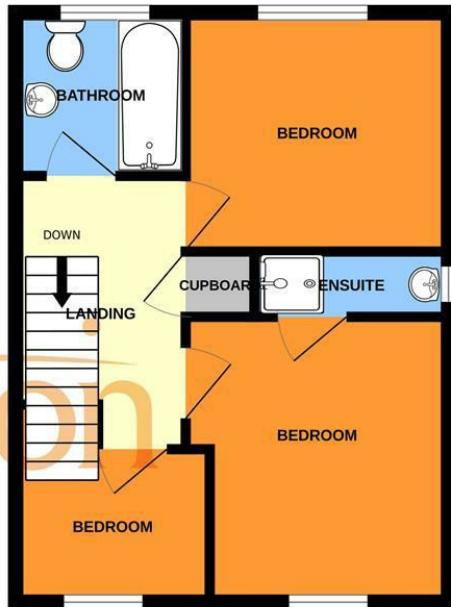
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GROUND FLOOR



1ST 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 indicative 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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