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

Horizon
your local property experts

Sandon Close, Rochford, SS4 1TT
£165,000

Horizon Estate Agents are delighted to offer to market this one bedroom purpose built second floor apartment. The property comprises of a spacious 14'1 x 10'2 Lounge, a double bedroom with wardrobes, a fitted kitchen with appliances and a bathroom suite. The property is being offered with No Onward Chain and a long lease of 152 years. Located within walking distance to local transport links and shops. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk

The Property Ombudsman
rightmove
OnTheMarket.com

Main Entrance
Communal door with security entry phone system. Stairs to second floor, own entrance door to:

Hallway
Intercom phone for entry system, power points, coving to textured ceiling, carpeted.

Bedroom
12'5' x 10'5 (3.78m' x 3.18m)
Two upvc double glazed windows to front aspect, coving to textured ceiling, storage heater, wardrobe, power points, carpeted.

Bathroom
Three piece suite comprising panelled bath with electric shower attachment over, pedestal wash hand basin, close coupled w.c, textured ceiling, extractor fan, part tiled walls, laminated flooring.

Lounge
14'1' x 10'2 (4.29m' x 3.10m)
Upvc double glazed window to rear aspect, coving to textured ceiling, storage heater, power points, carpeted.

Kitchen
10'2' x 6'9' (3.10m' x 2.06m')
UPVC double glazed window to rear aspects, Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, cooker, 4 ring electric hob, fridge freezer, washing machine, storage cupboard, power points, coving to textured ceiling.

Communal areas
Laid to lawn with shrub boarders and communal parking.

Additional Information
Tenure: Leasehold
Council: Rochford District Council
Council Tax Band: B
Lease Length: 152 years remaining
Service Charge: £96.67 PCM
Ground Rent: £0

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.

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

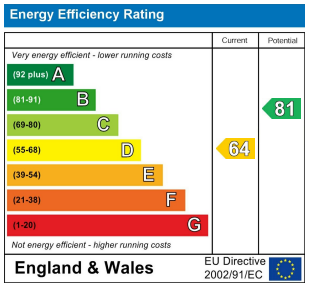
Horizon

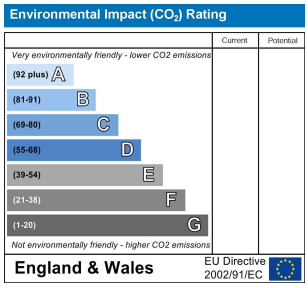
your local property experts

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.

TOTAL FLOOR AREA : 413 sq.ft. (38.3 sq.m.) approx.

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.
Made with Metropix ©2026





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.

sales@horizonestates.co.uk
horizonestates.co.uk

The Property Ombudsman rightmove OnTheMarket.com