



* GUIDE PRICE £180,000 - £200,000 * TWO-BEDROOM APARTMENT * PURPOSE-BUILT DEVELOPMENT * SECURE GATED PARKING * MODERN FITTED KITCHEN * CLOSE TO ROCHFORD STATION * IDEAL FIRST-TIME PURCHASE * Bear Estate Agents are delighted to present this attractive two-bedroom purpose-built apartment, ideally situated in Rochford, Essex. Conveniently located within easy reach of Rochford railway station, local shops and amenities, this appealing property offers comfortable accommodation and excellent convenience for commuters, first-time buyers and those looking to downsize. Internally, the apartment features a spacious lounge with a smooth coved ceiling, inset spotlighting and carpet flooring, creating a welcoming space to relax and unwind. The modern fitted kitchen is well equipped with an integrated fridge/freezer, oven, four-ring electric hob, extractor fan and ample storage and worktop space. The property further benefits from two well-proportioned bedrooms, both offering comfortable accommodation, alongside a bathroom comprising a built-in bath with shower attachment, wash basin with decorative tiled splashback and WC. A welcoming entrance hall with attractive hardwood flooring provides access to all rooms, while double glazing throughout adds further appeal. Externally, the purpose-built development benefits from a secure gated communal car park, with an attractive, well-maintained exterior featuring established shrubs and colourful floral displays. Combining comfortable living space, secure parking and a convenient location close to transport links and everyday amenities, this delightful apartment presents an excellent opportunity for buyers seeking a well-positioned home in Rochford.

- Attractive two-bedroom purpose-built apartment
- Modern fitted kitchen with integrated fridge/freezer and ample storage.
- Bathroom with built-in bath and shower attachment.
- Double-glazed windows throughout.
- Well-maintained exterior with attractive shrubs and flower displays.
- Spacious lounge with inset spotlights and luxury carpet flooring.
- Two well-proportioned bedrooms with double glazing.
- Welcoming entrance hall with hardwood flooring.
- Secure gated communal car park.
- Conveniently located close to Rochford train station, shops and local amenities.

Rocheforte House, Roche Close

Rochford

£180,000

Price Guide



Rocheforte House, Roche Close



Frontage

A beautiful purpose-built block of flats featuring a secure gated communal car park, double-glazed windows and well-maintained communal grounds. The attractive landscaped gardens, with neatly kept bushes and colourful flowerbeds, enhance the overall appeal of the development.

Entrance Hall

14'10" x 3'3"

An entrance hall featuring a smooth ceiling with pendant lighting, a wall-mounted radiator with decorative cover and hardwood flooring. The hallway provides access to all rooms within the property.

Lounge

16'1" x 9'2"

A spacious lounge featuring a smooth coved ceiling with inset spotlighting, double-glazed windows allowing for plenty of natural light, wall-mounted radiator, conveniently positioned power points and luxury carpet flooring.

Kitchen

5'11" x 9'5"

A modern fitted kitchen featuring a smooth ceiling with inset spotlights, an integrated fridge/freezer, oven with a four-ring electric hob and extractor fan. Further benefits include a stainless steel sink, ample storage cupboards, generous worktop space, conveniently positioned power points and tiled flooring throughout.

Bedroom One

13' x 8'

A well-proportioned double bedroom featuring a smooth coved ceiling with pendant lighting, double-glazed windows, a wall-mounted radiator and luxury carpet flooring.

Bedroom Two

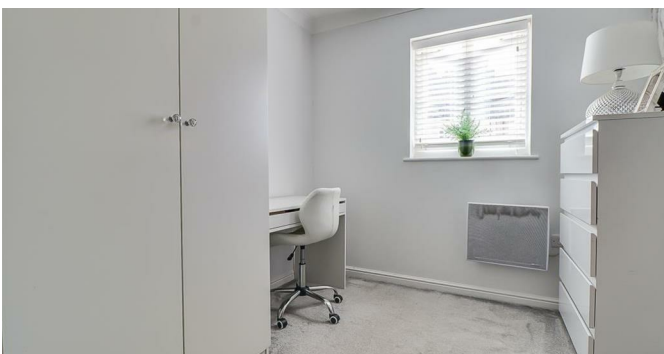
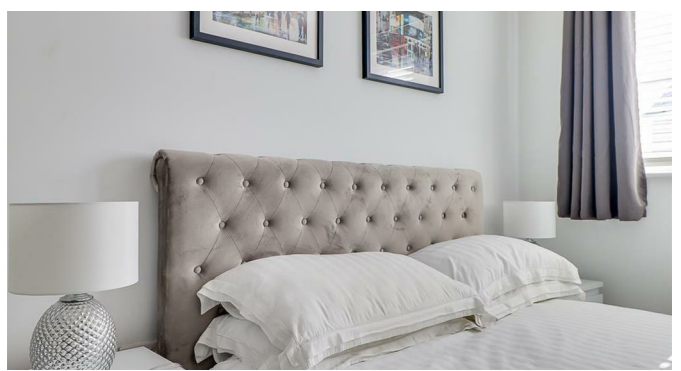
12'8" x 8'3"

A spacious double bedroom featuring a smooth coved ceiling, double-glazed window, wall-mounted radiator and luxury carpet flooring.

Bathroom

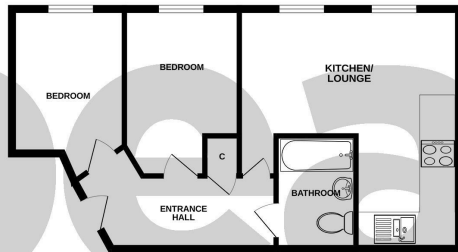
7'4" x 5'11"

The bathroom features a smooth ceiling with inset spotlights, partially tiled walls, and a wall-mounted heated towel rail. A built-in bath with an attached shower head provides both bathing and showering facilities. The wash basin is complemented by a decorative tiled splashback, alongside a WC and tiled flooring throughout.



Floor Plan

GROUND FLOOR
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m. (1074 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The floor plan is provided for information only and should not be relied upon for any legal or financial purposes. The actual floor area may vary from the stated area.



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

