



One bedroom first floor flat with off-street parking, situated in a quiet cul-de-sac in Rochford. Benefits greatly from a dual aspect lounge/diner, fitted kitchen, built-in wardrobes to the bedroom and excellent transport links nearby.

- One Bedroom First Floor Flat
- Fitted Kitchen
- Three Piece Shower Room
- Gas Central Heating
- Quiet Cul-De-Sac Location
- Dual Aspect Lounge/Diner
- Double Bedroom With Built-In Wardrobes
- Double Glazing
- Off-Street Parking
- Excellent Transport Links To London

## Sandon Close

Rochford

**£170,000**

Guide Price



# Sandon Close



Bear Estate Agents are delighted to present this well-maintained one bedroom first floor flat nestled in a peaceful Rochford cul-de-sac. The property features a spacious dual aspect lounge/diner that welcomes plenty of natural light, a fitted kitchen, a good-sized double bedroom with built-in wardrobes and a modern three piece shower room. With double glazing, gas central heating and off-street parking included, this home offers an ideal opportunity for first-time buyers, downsizers or investors alike.

Sandon Close is a quiet and well-regarded residential location in Rochford, offering easy access to a host of local amenities and green open spaces. The flat is just a short distance from Rochford Train Station, providing direct links to London Liverpool Street, while excellent bus routes and road connections such as the A127 and A130 enhance connectivity across the region. Rochford Town Square, shops, eateries and schools are all within close proximity. An additional 99 years can be added to the remaining 69 years at a cost to the buyer of £26,000.

## **One Bedroom First Floor Flat**

### **Entrance Hall**

### **Lounge/Diner**

13'8 x 13'1

### **Kitchen**

10'8 x 6'9

### **Bedroom**

12'5 x 10'5

### **Shower Room**

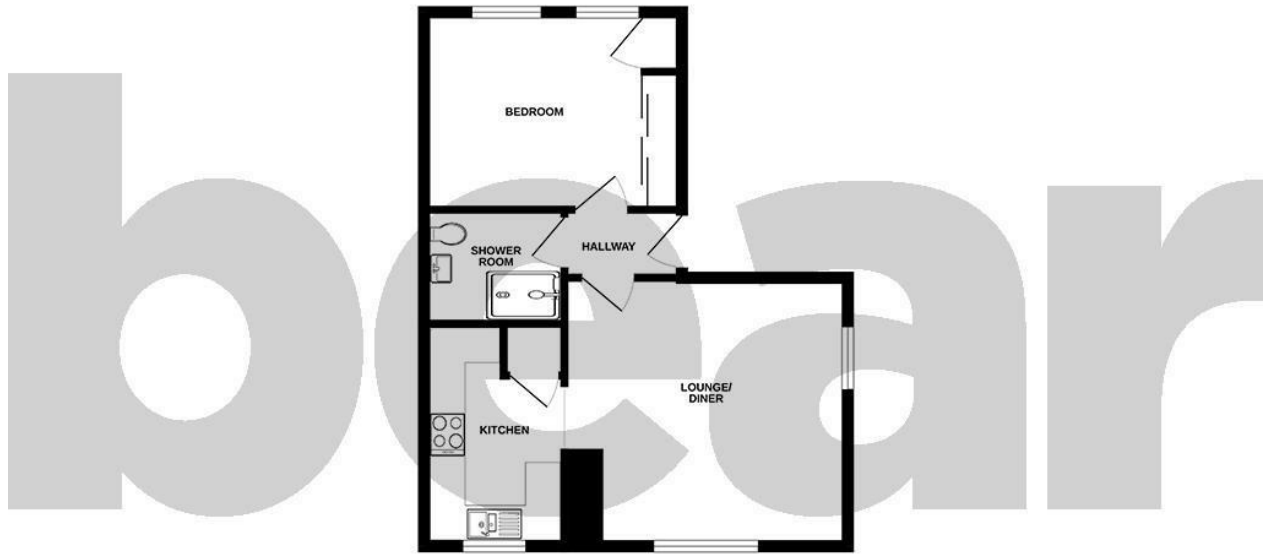
6'6 x 5'6

### **Off-Street Parking**



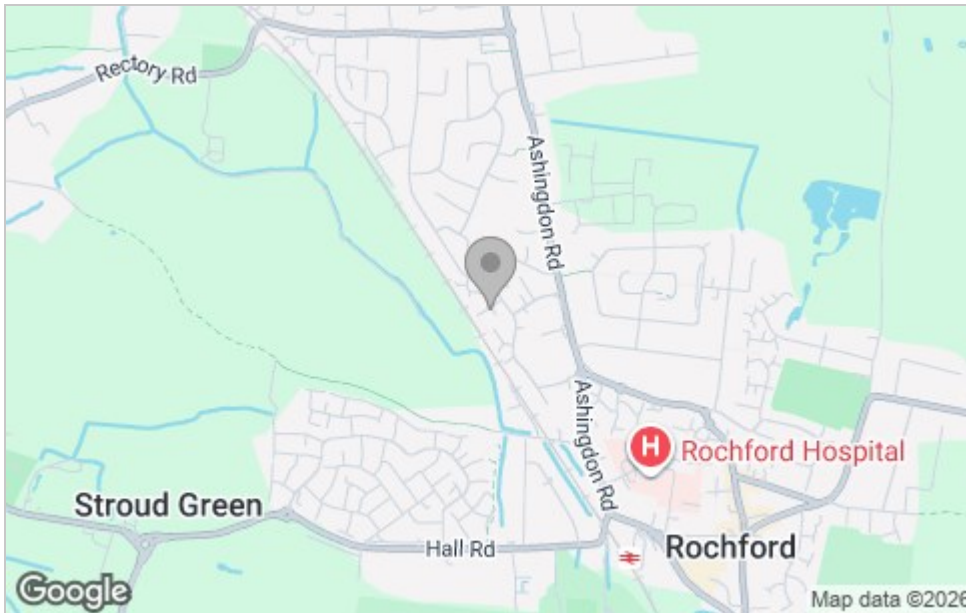
## Floor Plan

38.5 sq.m. (414 sq.ft.) approx.

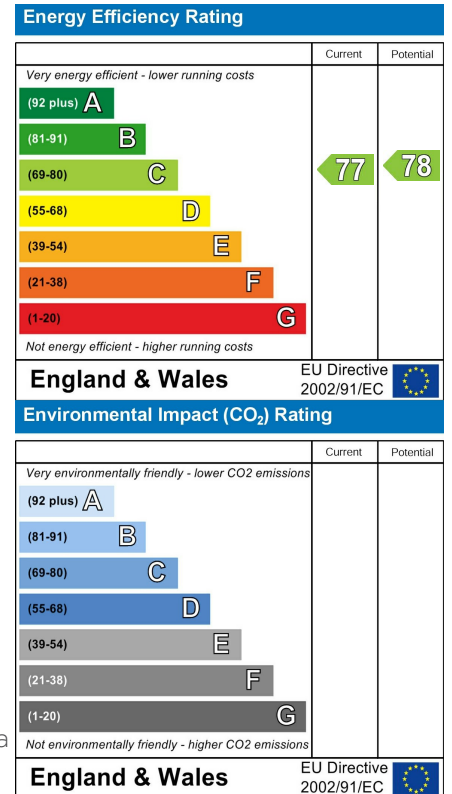


TOTAL FLOOR AREA: 38.5 sq.m. (414 sq.ft.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other details are approximate and are not intended to be used for any legal purpose or to be used in any way. The purchaser, agent and advertiser shall not be liable for any errors or omissions. The purchaser, agent and advertiser shall not be liable for any errors or omissions. The purchaser, agent and advertiser shall not be liable for any errors or omissions.

## Area Map



## Energy Efficiency Graph



## 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.

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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>