

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Artillery Place, Shoeburyness, SS3 9BJ
£685,000

****PART EXCHANGE CONSIDERED****

Horizon Estate Agents are delighted to offer for sale this Four double bedroom, New build family home. The property has been built to a high specification which includes a High gloss fitted kitchen with integrated Neff and Bosch appliances, complete with Quartz work surfaces. Further features include a luxury family bathroom, two En-suite shower rooms, underfloor heating, Amtico flooring to the ground floor with quality carpets to the first floor. The property further benefits from off street parking, solar and a good sized rear garden. Located on the Popular Garrison development, within easy access of local shops, Schools and the Seafront. Viewing is essential.

sales@horizonstates.co.uk
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Entrance

Composite entrance door to;

Hallway

Stairs leading to first floor, built in double cupboard housing central heating boiler, underfloor heating, power points, smoke alarm, Amtico flooring, smooth plaster ceiling, door off to;

Reception Room/Study

11'9 x 9 (3.58m x 2.74m)

Double glazed window to front aspect, underfloor heating, power points, smooth plaster ceiling, Amtico flooring.

Ground Floor Cloakroom

Comprising concealed cistern W.C, Vanity wash hand basin with mixer tap and cupboard under, part tiled walls, extractor fan, underfloor heating, Amtico flooring, smooth plaster ceiling.

Kitchen/Family Room

22'10 max x 18'9 (6.96m max x 5.72m)

Family Room Area

Double glazed windows to front, rear and side aspects, Double glazed French doors to rear aspect with double glazed windows either side leading to rear garden, underfloor heating, Amtico flooring power points, smooth plaster ceiling, open plan to;

Kitchen Area

Comprising a range of high gloss fitted eye and base level units with Quartz work surfaces over, inset one and a half bowl sink unit with mixer tap, built in Neff double oven, integrated Bosch Dishwasher, Washing Machine and Fridge/Freezer, fitted island with Neff electric hob with cupboards and drawers under and breakfast bar, smooth plastered ceiling with inset downlights, power points, underfloor heating, Amtico flooring.

First Floor Landing

Stairs leading to second floor, power points, fitted smoke alarm, smooth plastered ceiling, carpeted, doors off to:-

Bedroom One

18'9 x 13'1 (5.72m x 3.99m)

Two double glazed windows to rear aspect, underfloor heating, power points, smooth plastered ceiling, carpeted, door to:-

En-Suite

Comprising concealed cistern W.C, vanity wash hand basin with mixer tap and cupboard under, double enclosed shower cubicle with built in shower, rainfall shower head and second shower hose, part tiled walls, tiled flooring, chrome heated towel rail, obscure double glazed window to side aspect, smooth plastered ceiling.

Bedroom Two

18'4 max x 12'1 max (5.59m max x 3.68m max)

Two double glazed windows to front aspect, two built in cupboards, underfloor heating, carpeted, power points, smooth plastered ceiling, door off to:-

En-Suite

Comprising concealed cistern W.C, vanity wash hand basin with mixer tap and cupboard under, double enclosed shower cubicle with built in shower, rainfall shower head and second shower hose, part tiled walls, tiled flooring, chrome heated towel rail, smooth plastered ceiling.

Second Floor Landing

Built in airing cupboard, fitted smoke alarm, carpeted, smooth plastered ceiling, power points, doors off to:-

Bedroom Three

18'10 x 13'2 (5.74m x 4.01m)

Double glazed window to rear aspect, radiator, power points, smooth plastered ceiling, carpeted.

Bedroom Four

18'10 x 12'1 (5.74m x 3.68m)

Double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom

Comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboard under, concealed cistern W.C, enclosed shower cubicle with built in shower with rainfall head and second shower hose, tiled flooring, part tiled walls, extractor fan, chrome heated towel rail, smooth plastered ceiling with inset downlights.

Rear Garden

Front Of Property

Additional Information

Tenure: Freehold

Council: Southend Borough Council

Tax Band: E

Agents Notes

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.



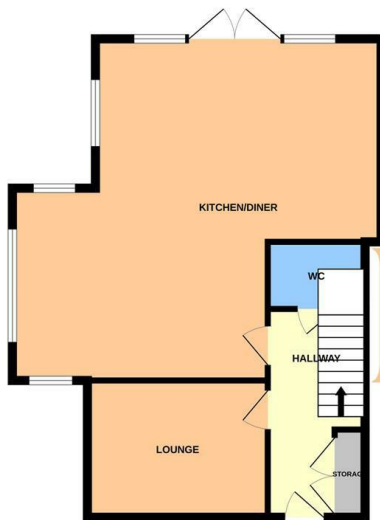
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GROUND FLOOR
622 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1728 sq.ft. (160.6 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.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	93	England & Wales		EU Directive 2002/91/EC	86

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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