

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Artillery Place, Shoeburyness, SS3 9BJ**  
**£695,000**

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 panels 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 8'11 (3.58m x 2.72m)

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 x 18'9 (6.96m 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**

18'10 x 13'1 (5.74m x 3.99m)

Two double glazed windows to rear aspect, further double glazed window to side 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**

18'3 x 12'1 (5.56m x 3.68m)

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.

### **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.

### **Bedroom Four**

18'9 x 12'1 (5.72m x 3.68m)

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

### **Rear Garden**

### **Front of property**

### **Additional information**

Tenure: Freehold

Council: Southend Borough Council

Tax Band: E

### **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.



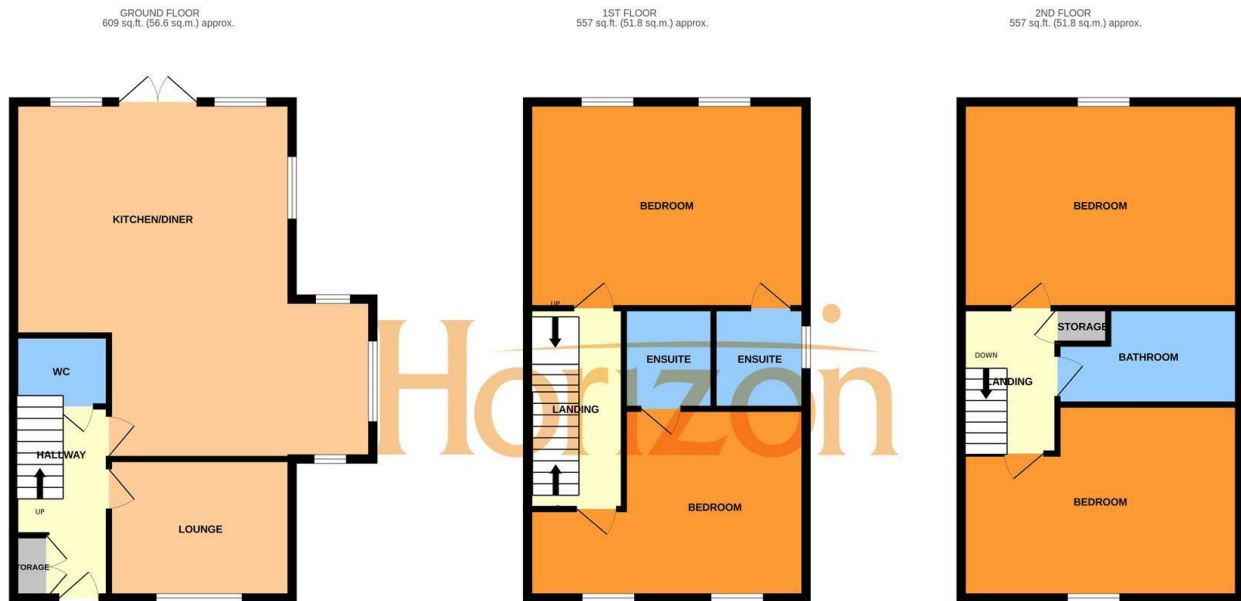


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TOTAL FLOOR AREA: 1724 sq.ft. (160.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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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