

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Crouch Park, Hullbridge, SS5 6PY £150,000

Horizon Estate Agents are delighted to bring to market this immaculately presented one bedroom park home located on the sought after Crouch Park. The property benefits from a modern fitted bathroom, a spacious open plan lounge/kitchen/diner and a good-sized double bedroom. Further benefits include a sun decking seating area, a wrap around garden with patio seating areas, a paved driveway providing off-street parking for one car, modern UPVC double glazing throughout and gas central heating. The property has limited views of the River Crouch, also being a short walk away to scenic walks along the River to multiple pubs and restaurants. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Entrance Lobby

UPVC double glazed entry door leading to entrance hallway with a radiator, laminate flooring, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower head over, wash hand basin with vanity unit, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, tiled walls, tile effect flooring, textured ceiling.

Lounge/Kitchen/Diner

19'2 x 9'2 (5.84m x 2.79m)

Open Plan Lounge/Kitchen/Diner

To the Kitchen Area: Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring electric cooker with extractor hood over, fridge freezer, washing machine, breakfast bar seating area, power points, UPVC double glazed window to side aspect, laminate flooring, smooth plastered ceiling.

To the Lounge/Diner: UPVC double glazed sliding door leading to sun deck seating area, UPVC double glazed window to side aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

Bedroom

9'2 x 4'2 (2.79m x 1.27m)

UPVC double glazed bay window to front aspect, fitted wardrobes, radiator, power points, laminate flooring, textured ceiling.

Exterior

Wrap around garden with flower and shrub borders, sun deck seating area, paved patio seating areas, x4 sheds and outdoor tap. Paved driveway providing off-street parking for one car. Limited views of the River Crouch.

Additional Information

Council: Rochford District Council

Tax Band: A

Service Charges (includes Ground Rent): £242 pcm

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.



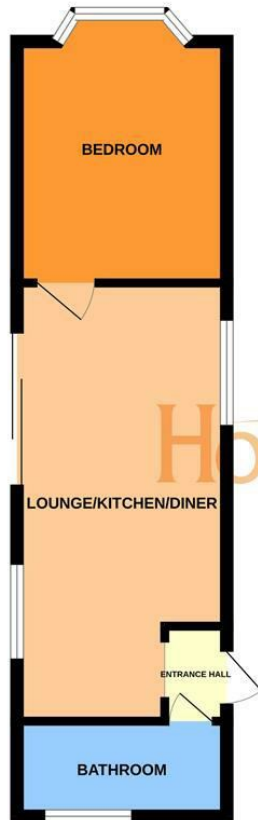
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GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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