

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Artillery Place, Shoeburyness, SS3 9BJ
£535,000

Horizon Estate Agents are delighted to offer for sale this Four 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, an En-suite to bedroom one, underfloor heating, Amtico flooring to the ground floor with quality carpets to the first floor. The property further benefits from off street parking 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.

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Entrance

Composite entrance door to;

Hallway

Stairs leading to first floor, underfloor heating, power points, smoke alarm, Amtico flooring, smooth plaster ceiling, door off to;

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

24' x 20'11 (7.32m x 6.38m)

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, Neff electric hob with Neff extractor hood over, wine rack to eye level,, smooth plastered ceiling with inset downlights, power points, underfloor heating, Amtico flooring, open plan to;

Family Area

Bi-Folding double glazed doors to rear aspect leading to rear garden, further double glazed window to rear aspect, T.V point, power points, smooth plastered ceiling, underfloor heating, Amtico flooring.

First Floor Landing

Power points, underfloor heating, smooth plastered ceiling, loft hatch, doors off to:-

Bedroom Four

9'11 x 8'7 (3.02m x 2.62m)

Double glazed window to front aspect, power points, smooth plastered ceiling, underfloor heating, carpeted, built in cupboard housing boiler.

Bathroom

Obscure double glazed window to rear aspect, suite comprising panelled bath with shower over, fitted shower screen, concealed W.C, vanity wash hand basin with cupboards under, chrome heated towel rail, tiled walls, tiled flooring, smooth plastered ceiling with downlights.

Bedroom Three

13'3 x 6'9 (4.04m x 2.06m)

Double glazed window to rear aspect, power points, underfloor heating, smooth plastered ceiling, underfloor heating.

Bedroom Two

9'11 x 8'7 (3.02m x 2.62m)

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

Bedroom One

11'6 x 10'2 (3.51m x 3.10m)

Double glazed window to front aspect, smooth plastered ceiling, power points, underfloor heating, carpeted, door to:-

En-Suite

Concealed W.C, vanity wash hand basin with mixer tap and cupboard under, 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 rear aspect, smooth plastered ceiling.

Front of Property

Providing off street parking for 2/3 cars,

Rear Garden

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.



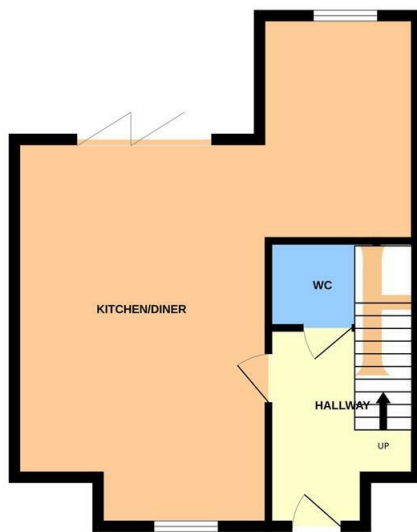
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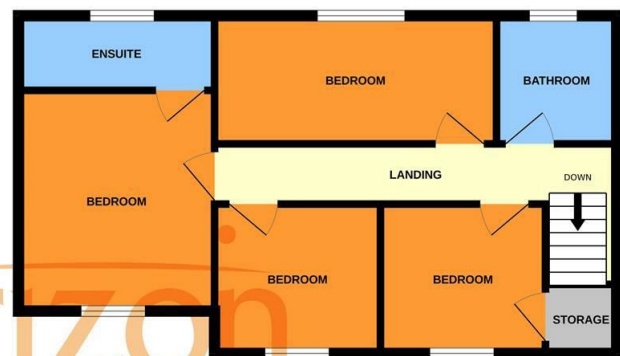
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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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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