

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Salisbury Avenue, Westcliff-On-Sea, SS0 7AX Offers In Excess Of £295,000

Horizon Estate Agents are pleased to bring to market this stylish 3-bedroom period house with a sunny garden, free on-street parking, gas central heating with new double-radiators and double glazing. Located in a quiet but connected street, within walking distance of the beach, primary schools, cafes and shops on the fashionable Hamlet Court Road, London Road, and all the amenities of Southend City centre, this house is ideal for professionals, families, or investors.

Good local primary schools are around the corner, popular senior schools including a grammar are within a 10 min drive, 4 hospitals are within 8 mins, and four stations with direct links to Liverpool or Fenchurch Street are within 15 minutes' walk, or 5 mins by taxi/bus. With space to grow up or out (stpp) 3 easy-flow storeys offer light, spacious rooms where the open plan living/dining room opens to the garden, and the contemporary kitchen has a fabulous finish. The bathroom has recently been modernised, and all 3 bedrooms are comfortable doubles. On a tree-lined street, it's in the golden triangle between the café and playground of Chalkwell Park, Cliffe Pavilion's gardens leading to the beach, and the al fresco lifestyle of Leigh-On-Sea. The great local transport links include Southend Airport's regular flights to Europe.

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Entrance Hall

Obscured double glazed entry door, Light and inviting with abundant discreet storage, smooth plastered ceiling with spotlights, radiator, and oak-look flooring.

Lounge/Diner

24'7" x 10'8" (7.49m' x 3.25m)

Sophisticated from the double glazed broad bay window with mirrored film for privacy at the front, to the double glazed door to the private garden at the rear, there is space for work, rest or play and a feature fireplace includes an electric wood burning stove. also included are two radiators, power points, wooden flooring and a smooth plastered ceiling.

Kitchen

10'8" x 9'6" (3.25m' x 2.90m)

The stylish kitchen is perfect for socialising but also for every day. Streamlined base and eye level units are topped with marble surfaces and integrated appliances include a 4 ring gas hob, hood, grill and oven and a fridge/freezer. Plumbing is in place for a dishwasher and washer/drying machine. also included is a stainless steel sink and drainer unit with mixer tap, power points and tiled flooring.

Bathroom

9'5" x 6'6" (2.87m' x 1.98m)

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

Light, airy and spacious with contemporary tiling, a shower above the bath, sleek vanity beneath the hand basin and a trendy warming rail for towels. also including a low level W.C and an obscured double glazed window to rear aspect.

Landing

Smooth plastered ceiling, carpeted, doors off to all rooms and a pull-down ladder allowing easy access to a huge loft currently used for storage but with the potential to convert (stpp).

Bedroom 2

10'9" x 9'7" (3.28m' x 2.92m)

Very private looking over a sea of gardens, this double bedroom is perfect for guests or sharers as it doesn't share a wall with the other rooms and has a fitted wardrobe. also included are double glazed window to rear aspect, smooth plastered ceiling, power points, carpeted

Bedroom 3

11'9" 8'6" (3.58m' 2.59m)

Quiet and comfortable double with garden views, Upvc double glazed window to rear aspect, smooth plastered ceiling , power points, radiator, carpeted.

Bedroom 1

14'3" x 10'3" (4.34m x 3.12m)

Spreading the breadth of this substantial house, this restful retreat is bright and spacious with a whole wall of organised wardrobe space, Two upvc double glazed windows to front aspect , smooth plastered ceiling, power points, two radiators, carpeted.

Garden

A spacious, quiet sanctuary surrounded by gardens on all three sides. Child and pet secure, it is a private haven with a patio area by the house overlooking a low-maintenance lawn, the garden is larger than many this close to the town centre and the sea. Open to the South, there is always a spot to sit in the sun. There is ample space for the current shed - or other outbuilding (stpp) - at the far end, near to a rear access gate and path leading to Cliff Avenue

Additional Information

Tenure: Freehold

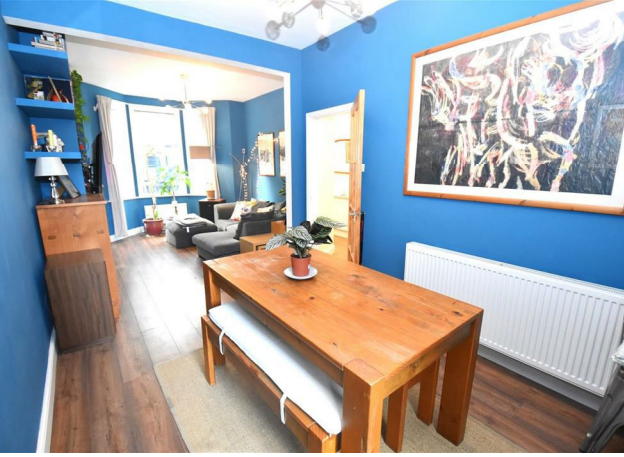
Council: Southend Borough Council

Tax Band: B

Agent 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

1ST FLOOR



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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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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