

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lympstone Close, Westcliff-On-Sea, SS0 0JE £395,000

Horizon Estate Agents are pleased to offer to market this three bedroom semi-detached family home. The property comprises of three double bedrooms, a first floor shower room, ground floor cloakroom, spacious lounge, separate dining room, fitted kitchen and a conservatory. Further benefits include an approximately 75 ft rear garden, a garage with an electric up and over door and a paved driveway providing off-street parking for 2-3 vehicles. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

onTheMarket.com

Porch

Obscured UPVC double glazed entry door, wood effect flooring, coved smooth plastered ceiling.

Ground Floor Cloakroom

Two piece suite comprising of a close coupled W.C, vanity wash hand basin, obscured UPVC double glazed windows to side and rear aspects, tiled walls, wood effect flooring, coved smooth plastered ceiling.

Dining Room

10'4 x 13'0 (3.15m x 3.96m)

UPVC double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Lounge

11'0 x 21'0 (3.35m x 6.40m)

UPVC double glazed window to front aspect, brick built fire surround and hearth with shelving to alcove, radiators, power points, carpeted, coved textured ceiling, double glazed sliding door to conservatory.

Kitchen

10'1 x 7'0 (3.07m x 2.13m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated oven, four ring electric hob with extractor hood over, space for fridge, radiator, power points, UPVC double glazed window to rear aspect, wood effect flooring, coved smooth plastered ceiling.

Lobby

Pantry area, wood effect flooring, single glazed door leading to:

Conservatory

8'6 x 17'5 (2.59m x 5.31m)

Space and plumbing for washing machine, space for fridge freezer, UPVC double glazed French Doors to rear garden, UPVC double glazed windows to rear aspect, power points, wood effect flooring.

First floor landing

UPVC double glazed window to rear aspect, loft hatch, carpeted, coved smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, bidet, obscured UPVC double glazed window to rear aspect, airing cupboard, radiator, tiled walls, laminate flooring, smooth plastered ceiling.

Separate W.C

Low level W.C, obscured UPVC double glazed window to side aspect, laminate flooring, smooth plastered ceiling.

Bedroom One

12 x 14'1 (3.66m x 4.29m)

UPVC double glazed window to front aspect, radiator, power points, carpeted.

Bedroom Two

9'3 x 10'1 (2.82m x 3.07m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom Three

11 x 9'3 (3.35m x 2.82m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted.

Rear Garden

Commencing with a decked seating area, laid to lawn with tree and shrub borders, shed, access to the garage, side access to the front of the property.

Garage

Electric up and over door, power points, separate workshop area.

Front of Property

Paved driveway providing off-street parking for 2-3 vehicles, side access to garage and rear garden.

Additional Information

Tenure: Freehold

Council: Southend-On-Sea City Council

Tax Band: C

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.



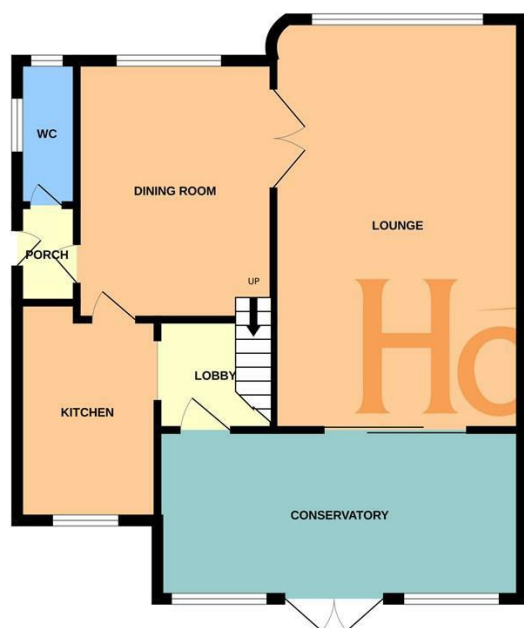
01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

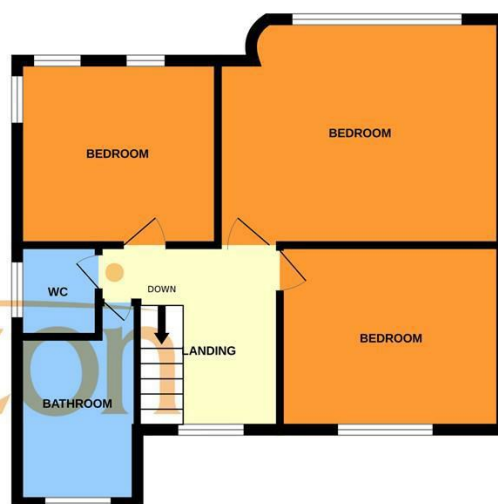
Horizon

your local property experts

GROUND FLOOR



1ST 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.
Made with Metropix ©2025

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 (CO₂) 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.

sales@horizonstates.co.uk
horizonstates.co.uk

