

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



West Street, Rochford, SS4 1BE £425,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom, Grade 2 Listed family home. The property comprises of four double bedrooms, three reception rooms, fitted kitchen and utility room, ground floor shower room, second floor bathroom and a loft room with a private balcony. The property also benefits from a low maintenance rear garden. Located within a short walk to Rochford Railway Station, the shops and amenities of Rochford Square and local bus links. Internal viewing is essential.

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



rightmove

onTheMarket.com

Wooden entrance door leading to:

Lounge

13'3 x 12'7 (4.04m x 3.84m)

Sash window to front aspect, open fireplace with brick surround, radiator, power points, under stairs storage cupboard, wooden flooring, textured and beamed ceiling.

Inner Hallway

Radiator, power points, carpeted, smooth plastered ceiling.

Snug

11'9 x 11'0 (3.58m x 3.35m)

Fireplace with log burner and brick surround, radiator, power points, two glazed roof windows, carpeted, smooth plastered ceiling.

Dining Room

15'7 x 10'7 (4.75m x 3.23m)

Window to front aspect, feature fireplace, power points, carpeted, door providing access to the front of the property.

Kitchen

14'1 x 10'9 (4.29m x 3.28m)

Range of eye and base level units with work surfaces over, ceramic butler sink with mixer tap, space for range style cooker with extractor hood over, space and plumbing for washing machine, window to rear aspect, radiator, power points, tiled flooring, door leading to rear garden, smooth plastered ceiling, private stair case to:

Loft Room

14'2 x 11'3 (4.32m x 3.43m)

Sash windows to rear aspect, doors leading to private balcony to rear, power points, wooden flooring, smooth plastered and beamed ceiling.

Utility Room

10'9 x 5'2 (3.28m x 1.57m)

Range of eye and base level units with work surfaces over, space for fridge freezer, space for tumble dryer and washing machine, ceramic butler sink with mixer tap, glazed window to side aspect, tiled flooring, smooth plastered ceiling

Shower Room

Three piece suite comprising of a shower cubicle with fitted shower, wall mounted wash hand basin with mixer tap, low level W.C, fitted storage cupboard, tiled flooring, tiled walls.

Sun Room

6'9 x 6'7 (2.06m x 2.01m)

Windows to side and rear aspect, carpeted.

First Floor Landing

Storage cupboard, carpeted, textured ceiling.

Bedroom

15'8 x 10'9 (4.78m x 3.28m)

Sash window to front aspect, feature fireplace, storage cupboards, radiator, power points, carpeted, textured and beamed ceiling.

Bedroom

11'8 x 10'0 (3.56m x 3.05m)

Sash window to front aspect, storage cupboards, radiator, power points, carpeted, textured beamed ceiling.

Second Floor Landing

Fitted carpet, smooth plastered ceiling

Bedroom

13'4 x 10'6 (4.06m x 3.20m)

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

Bedroom

13'4 x 7'8 (4.06m x 2.34m)

Sash window to front aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a integrated bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, low level W.C, window to rear aspect, storage cupboard, heated towel rail, loft access, wooden flooring, smooth plastered ceiling.

Rear Garden

Fully paved patio rear garden, shed, water tap, gate providing rear access.

Parking

Public car park to the rear of the property where permits can be purchased.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

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.



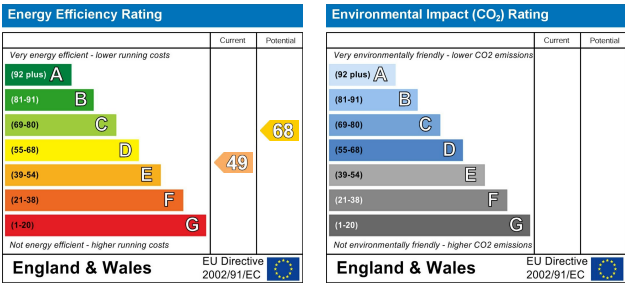
01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



TOTAL FLOOR AREA: 1711 sq.ft. (158.9 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.
Made with Metropix ©2025



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

