

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Elmer Avenue, Southend-On-Sea, SS1 1NB £1,150 Per Calendar Month

Horizon Estate Agents are delighted to offer to the rental market this modern and spacious two bedroom first floor flat, located in the heart of the Southend City Centre. The property comprises of two double bedrooms, a 13'7 x 10'6 lounge, modern fitted kitchen and a shower room. Located within walking distance to Southend Central Railway Station, Southend Victoria Railway Station, bus links and the shops, restaurants and bars of Southend High Street. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



### **Communal Entrance**

Hardwood communal door leading to communal hallway, hardwood private door leading to:

### **Entrance**

Carpeted stairs leading to:

### **Hallway**

Double glazed window to front aspect, radiator, power points, fitted bar style table providing a dining area, carpeted, smooth plastered ceiling

### **Lounge**

13'7 x 10'6 (4.14m x 3.20m)

Double glazed bay window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **Bedroom One**

12'6 x 10'6 (3.81m x 3.20m)

Double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **Shower Room**

Three piece suite comprising of a shower unit, pedestal wash hand basin, close coupled W.C, obscured double glazed window to side aspect, cupboard housing the washing machine, radiator, laminate flooring, smooth plastered ceiling.

### **Kitchen**

8'4 x 6'6 (2.54m x 1.98m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring electric hob with extractor hood over, integrated oven, space for fridge freezer, power points, wood effect flooring, smooth plastered ceiling.

### **Bedroom Two**

11'5 x 9'5 (3.48m x 2.87m)

Double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **External**

West facing rear garden.

### **Additional Information**

Rental Amount: £1250pcm

Deposit Amount: £1250

Tenancy Length: 12 months

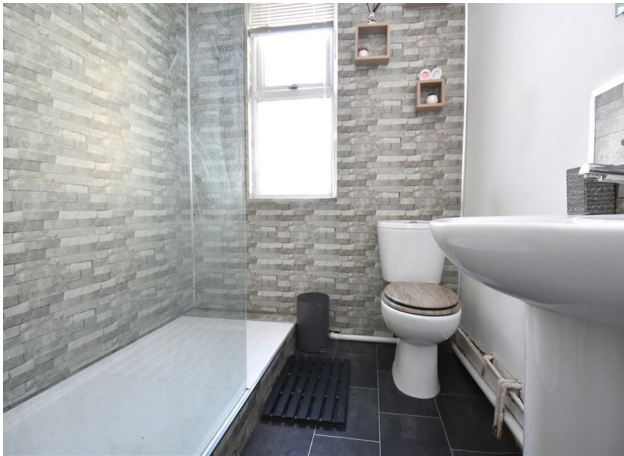
Council: Southend City Council

Tax Band: B

### **Agents Note**

You must supply us with the following information before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements (your last year's accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)

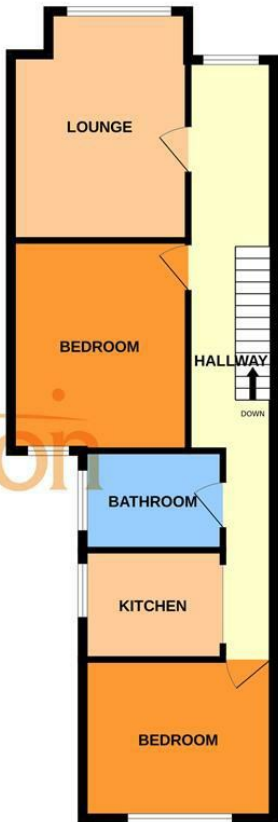
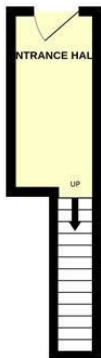


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ENTRANCE FLOOR

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.  
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Energy Efficiency Rating	
	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 <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.