

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Seaforth Avenue, Southend-On-Sea, SS2 4ES Offers In Excess Of £315,000

Horizon Estate Agents are pleased to offer for sale this three bedroom end of terrace house with off Street parking. Situated close to Southchurch and Central Southend. The property has a spacious lounge/diner and kitchen/breakfast room. There are three bedrooms with family bathroom. The rear garden is in excess of 60ft and has a wooden cabin and shed to the rear of the garden. This property also benefits from off street parking, gas central heating and is situated within walking distance of local schools, shops and bus route. Internal viewing is essential.

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



rightmove

onTheMarket.com

## Glazed entrance door and windows to:

### Entrance Lobby

6'5 x 6'5 (1.96m x 1.96m)

Smooth plastered ceiling with coving and carpet. Door to:

### Lounge/Diner

27'6 x 17'0 (8.38m x 5.18m)

Textured plastered ceiling with coving. glazed square bay window to front, 3 x radiators, electric fire with surround, carpet, storage cupboard and stairs to first floor. Arch way to:

### Kitchen/Breakfast room

13'8 x 12'1 (4.17m x 3.68m)

Textured plastered ceiling, UPVC double glazed entrance doors to rear, glazed window to rear and side. Tiled floor, part tiled walls, work surfaces and breakfast bar. There is a range of base and eye level units and inset sink and drainer. Space and plumbing for appliances.

### First Floor Landing

Textured plastered and coved ceiling with loft access. Airing cupboard and carpet.

### Bathroom

Textured plastered and coved ceiling. Glazed window to rear, radiator, part tiled walls and vinyl flooring. Bathroom suite comprising bath with shower and shower screen, WC and wash hand basin.

### Bedroom

11'9 x 10'1 (3.58m x 3.07m)

Textured plastered and coved ceiling. Glazed window to rear, radiator, carpet and fitted wardrobes.

### Bedroom

12'3 x 8'9 (3.73m x 2.67m)

Textured plastered and coved ceiling, glazed window to front, wood effect flooring and radiator.

### Bedroom

8'4 x 7'8 (2.54m x 2.34m)

Textured plastered and coved ceiling, glazed window to front, radiator and carpet.

### Rear Garden

Commences with a small patio, leading to raised lawn with various shrubs. Further patio with log cabin and shed.

### Additional Information

Tenure: Freehold

Council: Southend On Sea City Council

Tax Band: C

### 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.





01702 411 000


42 Hedingham Place  
Rochford, Essex, SS4 1UP

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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 C2025

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |  |   |           |
|---|---------|---|--|---|-----------|
|   | Current | Potential   |  | Current   | Potential |
| Very energy efficient - lower running costs |         |   |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                 |         | 85  |  | (92 plus) A   |           |
| (81-91) B                                   |         |   |  | (81-91) B   |           |
| (69-80) C                                   |         |   |  | (69-80) C   |           |
| (55-68) D                                   |         |   |  | (55-68) D   |           |
| (39-54) E                                   |         |   |  | (39-54) E   |           |
| (21-38) F                                   |         |   |  | (21-38) F   |           |
| (1-20) G                                    |         |   |  | (1-20) G  |           |
| Not energy efficient - higher running costs |         |   |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC   |  | England & Wales   |           |
|   |         |  |  |   |           |

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.