

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Apton Hall Road, Rochford, SS4 3RG £1,650 Per Month

Horizon Estate Agents are pleased to offer for rent this three bedroom, recently decorated and carpeted, detached bungalow set within a semi rural location backing onto open farmland. The property benefits from good sized accommodation throughout including a 15'1 x 9'9 Kitchen/Diner and a 17'1 converted office (former garage). Further features include Double glazing, central heating, off street parking and a good sized rear garden. Internal viewing is essential.

Entrance

Obscured Upvc double glazed entrance door to:-

Hallway

Loft hatch, radiators, storage cupboards, power points, carpeted, smooth plastered ceiling.

Lounge

15'11 x 11'7 (4.85m x 3.53m)

UPVC double glazed window to front aspect, feature fireplace, radiator, power points, carpeted, coved textured ceiling.

Separate W.C

Comprising close coupled W.C, wall mounted corner wash hand basin, obscured UPVC double glazed window to side aspect, part tiled walls, tiled flooring, textured ceiling.

Kitchen/Breakfast room

15'1 x 9'9 (4.60m x 2.97m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated four ring electric cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine and dishwasher, UPVC double glazed windows to rear and side aspect, UPVC double glazed door to side, radiator, power points, laminate flooring, textured ceiling.

Bedroom One

11'11 x 9'7 (3.63m x 2.92m)

UPVC Double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

UPVC Double glazed window to front aspect, radiator, power points, carpeted textured ceiling.

Bedroom Three

9'8 x 9'5 (2.95m x 2.87m)

UPVC Double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bathroom

Two piece suite comprising of a panelled bath with shower head over, pedestal wash hand basin, heated towel rail, obscured UPVC double glazed window to side aspect, tiled flooring, partly tiled walls, textured ceiling.

Front of property

Mainly laid to lawn with driveway providing off street parking, leading to:-

Office

17'1 x 7'11 (5.21m x 2.41m)

Obscured glazed window to rear aspect, power points.

Rear Garden

Being mainly laid to lawn, opening onto open farmland with extensive views.

Additional Information:

Rental Amount: £1650 pcm

Deposit: £1903.84

Tenancy Length: 6 months

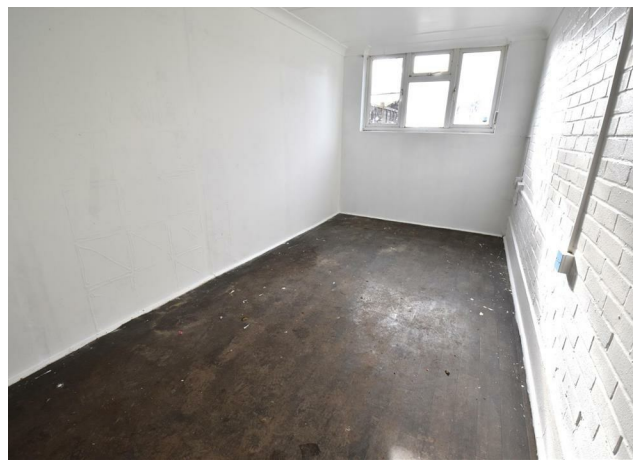
Council: Rochford District Council

Tax Band: TBC

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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GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		66			39

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.