

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Fairmead Avenue, Westcliff-On-Sea, SS0 9SA

Offers In Excess Of £285,000

Horizon Estate Agents are delighted to offer to market this three bedroom split level maisonette, situated in a sought after location. The property comprises of three double bedrooms, 18'2 x 12'10 Lounge, 17'4 x 11'9 Kitchen/Breakfast Room, and a family bathroom. Further benefits include a ensuite bathroom to bedroom one, gas central heating and UPVC double glazed windows throughout. Located within walking distance to Chalkwell Park, Chalkwell Beach and Station. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove

onTheMarket.com

Entrance

Shared hall providing access to private front door.

Hallway

Stairs to first floor, smooth plastered ceiling, radiator, power points, carpeted.

Lounge

18'2" x 12'10" (5.54m' x 3.91m')

Upvc double glazed window to front aspect, upvc double glazed window to side aspect, feature fireplace, radiator, power points, textured ceiling, carpeted.

Bedroom Three

12'1" x 11'8" (3.68m' x 3.56m')

Two upvc double glazed windows to side aspect, feature fireplace, radiator, power points, textured ceiling, carpeted.

W.C

Upvc obscured double glazed window to rear aspect, close coupled w.c, radiator, tiled effect flooring.

Bathroom

Two piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, upvc obscured double glazed window to rear aspect, part tiled walls, heated towel rail, laminated flooring.

Kitchen

17'1" x 9'4" (5.21m' x 2.84m')

A range of eye and base level units with working surfaces over, inset stainless steel sink, space and plumbing for appliances, pantry cupboard, upvc double glazed bay window to rear aspect, smooth plastered ceiling, part tiled walls, tiled flooring.

Landing

Upvc obscured double glazed window to side aspect, smooth plastered ceiling, carpeted.

Bedroom One

19'2" x 11'7" (5.84m' x 3.53m')

Three double glazed velux windows to side aspects, smooth plastered ceiling, eaves storage, power points, radiator, carpeted, door to:

En-suite

Three piece suite comprising freestanding bathtub, pedestal wash hand basin, w.c, double glazed velux window to side aspect, tiled flooring.

Bedroom Two

15'2" x 11'6" (4.62m' x 3.51m)

Three double glazed velux windows to side aspects, eave storage, smooth plastered ceiling, power points, radiator, carpeted.

Additional Information

Tenure: Leasehold

Lease Length: 182 Years Remaining

Service Charges: £0

Ground Rent: £0

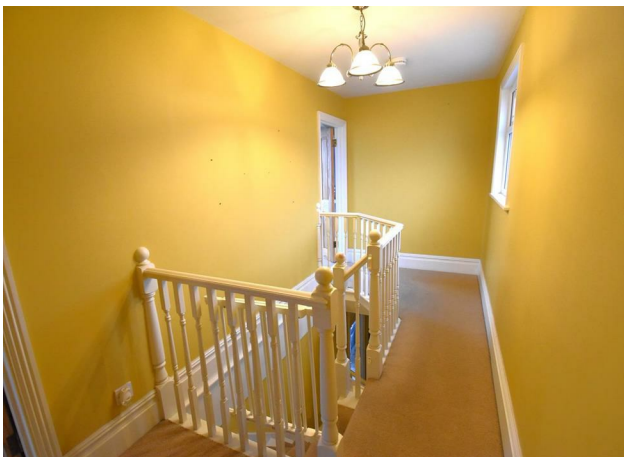
Council: Southend-On-Sea City Council

Tax Band: A

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.



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GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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

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.

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