

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Pargat Drive, Leigh-On-Sea, SS9 5HH**  
**£415,000**

Horizon Estate Agents are delighted to offer to market this three bedroom detached bungalow situated in a sought after location. The property comprises of three good-sized bedrooms, a large kitchen/diner, bathroom and a spacious lounge. Further benefits include a both front and rear gardens, a detached garage and a paved driveway providing ample off-street parking. Located within close proximity to local transport links, shops and schools. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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## **UPVC Entrance Door To:**

### **Hallway**

Smooth plastered and coved ceiling with loft access. Carpet and radiator.

### **Bedroom**

10'04 x 11'10 (3.15m x 3.61m)

Textured and coved ceiling, UPVC double glazed bay window to front and picture window to side. Carpet and radiator.

### **Bedroom**

15'05 x 11'02 (4.70m x 3.40m)

Textured and coved ceiling, UPVC double glazed window to front and picture window to side. Carpet, radiator and fitted bedroom furniture.

### **Bathroom**

Double glazed window to side, vinyl flooring, part tiled walls and radiator. Bath and separate shower cubicle, wash hand basin in a vanity unit and WC. Storage cupboard.

### **Dining Room/Bedroom**

10'10 x 8'11 (3.30m x 2.72m)

Textured and coved ceiling, double glazed window to side, carpet and radiator.

### **Lounge**

16'02 x 10'06 (4.93m x 3.20m)

Textured and coved ceiling, double glazed patio doors to rear and 2 x picture windows to side. Feature fire and surround. Carpet and radiator.

### **Cloakroom**

Textured ceiling, double glazed window to side and tiled flooring. WC and wash hand basin with tiled splash back.

### **Kitchen/diner**

11'04 x 14'01 (3.45m x 4.29m)

Smooth plastered and coved ceiling. Double glazed window to side and rear. Vinyl flooring and part tiled walls. Range of base and eye level units with work surfaces and inset sink and drainer. Space and plumbing for appliances. Door to:

### **Rear Garden**

Commences with a patio leading to lawn with flower and shrub borders and a further patio. Double gates to front and access to garage.

### **Detached Garage**

Up and over door, power and light.

### **Front**

Pathway with lawn areas to both sides that leads to the entrance door. Borders with various flowers, shrubs and small trees. Block paved off street parking which leads to double gates and detached garage.

### **Additional information**

Tenure - Freehold

Council - Southend City 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.



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GROUND 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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				Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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