

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Highcliff Crescent, Rochford, SS4 3HN £425,000

Horizon Estate Agents are pleased to bring to the property market this four bedroom semi-detached house, although the first floor of the property is completely detached. The property is situated in the popular turning in Ashingdon 'Highcliff Crescent' which is a no through road and is close to bus route, schools, local shops and Ashingdon Park. The property has lounge/diner 26'9 x 11'9, fitted high gloss white kitchen, downstairs WC and first floor bathroom. Rear garden, garage and parking for one car.

Hallway

Upvc obscured double glazed entrance door, upvc double glazed window to front aspect, textured ceiling, storage cupboard, under stairs cupboard, stairs to first floor, power points, radiator, carpeted.

W/C

Upvc obscured double glazed window to front aspect, wash hand basin, close coupled w/c, radiator, vinyl flooring, textured ceiling.

Lounge/Diner

26'9" x 11'9" (8.15m' x 3.58m)

Upvc double glazed window to front aspect, upvc double glazed patio doors to rear garden, coving to textured ceiling, feature fireplace, radiator, power points, carpeted.

Kitchen

9'7" x 9'7" (2.92m' x 2.92m)

A range of eye and base level units with working surfaces over, inset stainless steel sink with drainer unit, oven, four ring gas hob with extractor fan over, integrated dishwasher, space and plumbing for washing machine space for fridge freezer, upvc double glazed window to rear aspect, upvc double glazed door to rear garden, part tiled walls, coving to textured ceiling, radiator, power points, vinyl flooring.

Landing

Textured ceiling with loft access, airing cupboard, power points, carpeted.

Bedroom Three

8'9" x 6'7" (2.67m' x 2.01m)

Upvc double glazed window to rear aspect, textured ceiling, radiator, power points, carpeted.

Bedroom Two

10'0" x 9'7" (3.05m' x 2.92m)

Upvc double glazed window to rear aspect, textured ceiling, radiator, power points, carpeted.

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin, close coupled w/c, upvc obscured double glazed window to side aspect, part tiled walls, textured ceiling, radiator, vinyl flooring.

Bedroom One

12'7" x 9'10" (3.84m' x 3.00m)

Upvc double glazed bay window to front aspect, textured ceiling, radiator, power points, carpeted.

Bedroom Four

8'8" x 8'1" (2.64m' x 2.46m)

Upvc double glazed window to front aspect, textured ceiling, radiator, power points, carpeted.

Rear Garden

Paved patio area with remainder laid to lawn, further seating area at the bottom.

Garage

Up and over front door, power and light, access into rear garden.

Front of the Property

Driveway providing off street parking for 1 vehicle and access to garage.

Additional Information

Tenure: Freehold

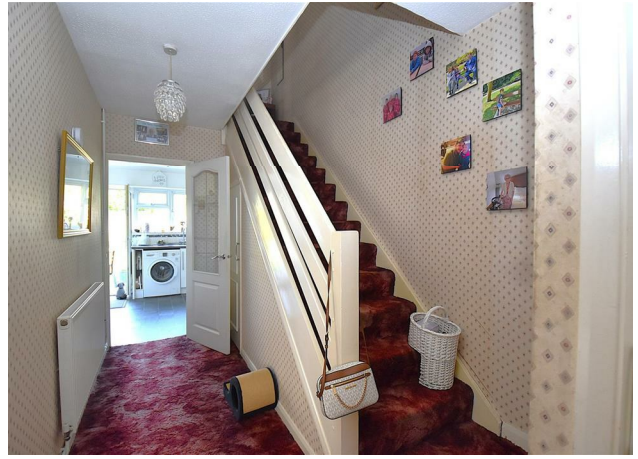
Council: Rochford District Council

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.

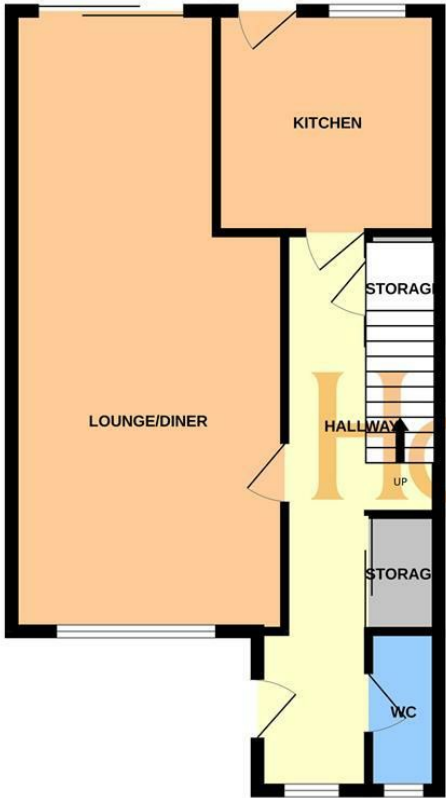


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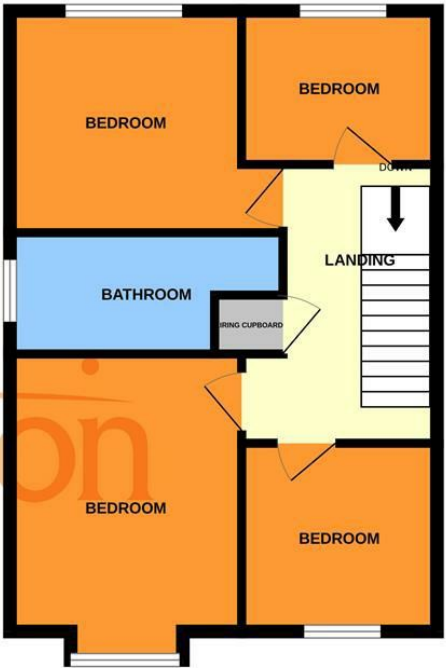
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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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.
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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	
70	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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