

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Albert Road, Ashington, SS4 3EX**  
**£440,000**

Horizon Estate Agents are delighted to present this beautifully maintained three double bedroom link-detached chalet. The accommodation features a spacious open-plan lounge/diner measuring 20'5 x 16'6, alongside a contemporary kitchen/breakfast room complete with integrated appliances. The ground floor also benefits from a convenient W.C., while the first floor offers a well-appointed family bathroom. Externally, the property boasts a well-kept rear garden with attractive decked seating areas, as well as a garage and a driveway providing generous off-street parking. Ideally situated close to local schools, shops, and excellent bus links. Internal viewing is essential.

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### **Hallway**

Obscured UPVC double glazed entry door, obscured UPVC double glazed window to side aspect, storage cupboard, radiator, power points, maple hardwood flooring, coved smooth plastered ceiling.

### **W.C.**

Two piece suite comprising of a low level W.C, wash hand basin, obscured UPVC double glazed window to side aspect, tiled walls and flooring, textured ceiling.

### **Kitchen/Breakfast Room**

16'0 max x 14'0 max (4.88m max x 4.27m max)

Range of eye and base level units with quartz work surfaces over, 5 ring gas hob with extractor hood over, integrated washing machine, integrated dishwasher, integrated oven and grill, integrated plate warmer, integrated wine cooler, space for fridge freezer, composite sink drainer unit. UPVC double glazed bay window to front aspect, UPVC double glazed window to front aspect, Obscured UPVC double glazed door to side. Storage cupboard, radiator, power points, maple hardwood flooring, coved smooth plastered ceiling.

### **Lounge/Diner**

20'5 x 16'6 (6.22m x 5.03m)

UPVC double glazed skylight, UPVC double glazed windows to side and rear aspects, UPVC double glazed French doors to rear garden, electric fireplace heater, radiator, power points, maple hardwood flooring. coved smooth plastered ceiling.

### **First Floor Landing**

Obscured UPVC double glazed window to side aspect, loft hatch, airing cupboard, power points, smooth plastered ceiling.

### **Bedroom One**

16'8 x 11'6 (5.08m x 3.51m)

UPVC double glazed windows to rear aspect, wardrobes to remain, radiator, power points, carpeted, textured ceiling.

### **Bedroom Two**

11'2 x 8'0 (3.40m x 2.44m)

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

### **Bedroom Three**

9'9 x 8'5 (2.97m x 2.57m)

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

### **Bathroom**

Three piece suite comprising of a panelled bath with rainfall shower, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls and flooring, textured ceiling.

### **Rear Garden**

Decked seating areas, laid to lawn with tree and shrub borders, side access to the front of the property.

### **Front of Property**

Garage, driveway providing ample off-street parking.

### **Additional Information**

Tenure: Freehold

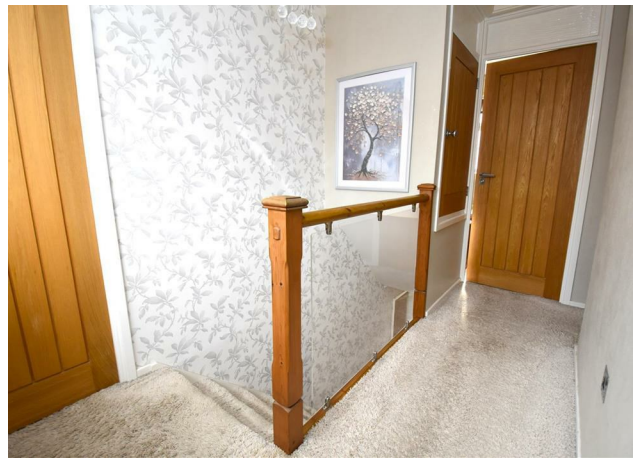
Council: Rochford District Council

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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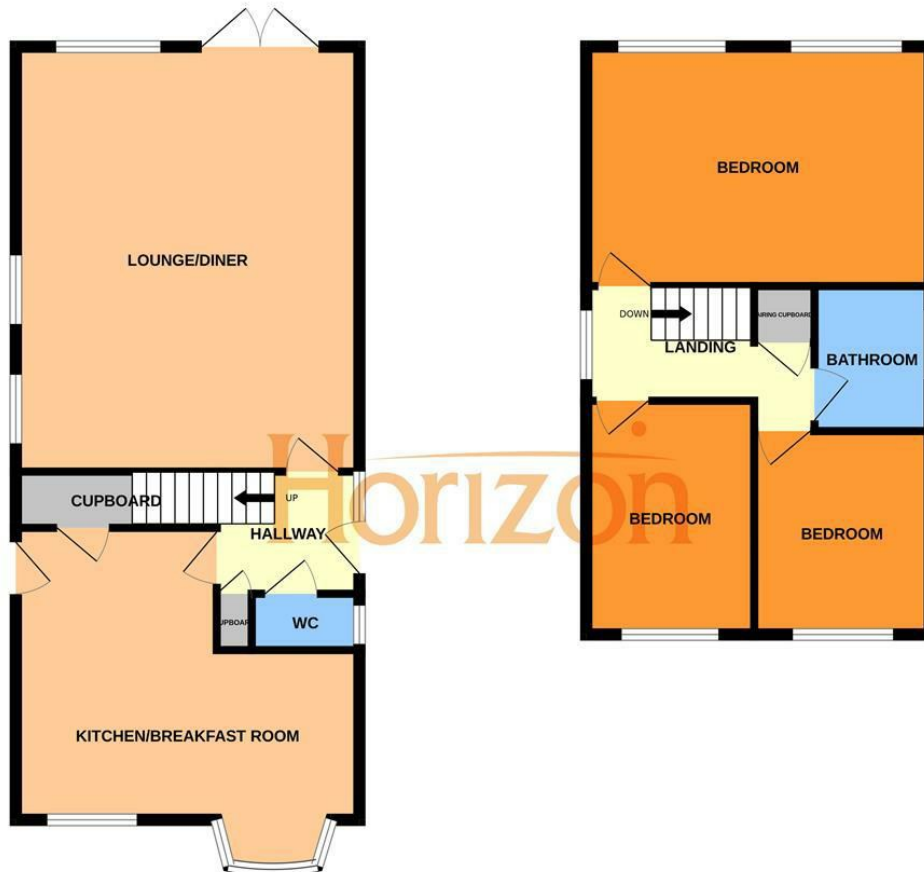
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GROUND FLOOR

1ST 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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