

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



The Fairways, High Road, Benfleet, SS7 5LB £210,000

Horizon Estate Agents are delighted to present this immaculately maintained one-bedroom, second-floor retirement apartment, located within the highly sought-after The Fairways development for the over 60s.

The property features a generously sized double bedroom with fitted wardrobes, a bright and spacious lounge/diner, a modern fitted kitchen with integrated appliances, and a contemporary shower room. Residents of The Fairways benefit from a range of excellent communal facilities including a welcoming residents' lounge and kitchen, a guest suite, well maintained gardens, gated residents' parking, a secure entry phone system, and carline support cords. The development also provides a social atmosphere, with regular events such as bingo evenings, quiz nights, fish and chip dinners and wine and cheese nights.

Ideally positioned beside the golf club and within easy walking distance of the High Road, the apartment offers convenient access to local shops, amenities, and transport links. Internal viewing is essential.

sales@horizonstates.co.uk
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Communal Entrance

Security entrance intercom phone system providing access to the communal hallway. Lift access. and stairs to second floor. Personal entrance door leading to:

Entrance Hallway

Intercom phone for entry system, storage cupboard, airing cupboard, electric heater, carpeted, coved smooth plastered ceiling.

Bedroom

18'8 x 9'0 (5.69m x 2.74m)

UPVC double glazed window to side aspect, fitted wardrobes, fitted drawer stack and dressing table, electric heater, power points, emergency pull cord, carpeted, coved smooth plastered ceiling.

Lounge/Diner

19'3 x 11'3 (5.87m x 3.43m)

UPVC double glazed windows to front and side aspects, electric heater, power points, emergency pull cord, carpeted, coved smooth plastered ceiling.

Kitchen

8'7 x 8'2 (2.62m x 2.49m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated fridge freezer, integrated oven, integrated four ring electric hob with extractor hood over, integrated washing machine, UPVC double glazed window to side aspect, power points, emergency pull cord, laminate flooring, coved smooth plastered ceiling.

Shower Room

12'1 x 5'3 (3.68m x 1.60m)

Three piece suite comprising of a walk-in shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, emergency pull cord, partly tiled walls, vinyl flooring, coved smooth plastered ceiling.

Facilities

Communal parking, communal gardens, residents lounge & kitchen, guest suite.

Additional Information

Tenure: Leasehold

Lease Length: 104 Years Remaining

Service Charges: £2925.10 P/A

Ground Rent: £175 Half Yearly

Council: Castle Point

Tax Band: B

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.



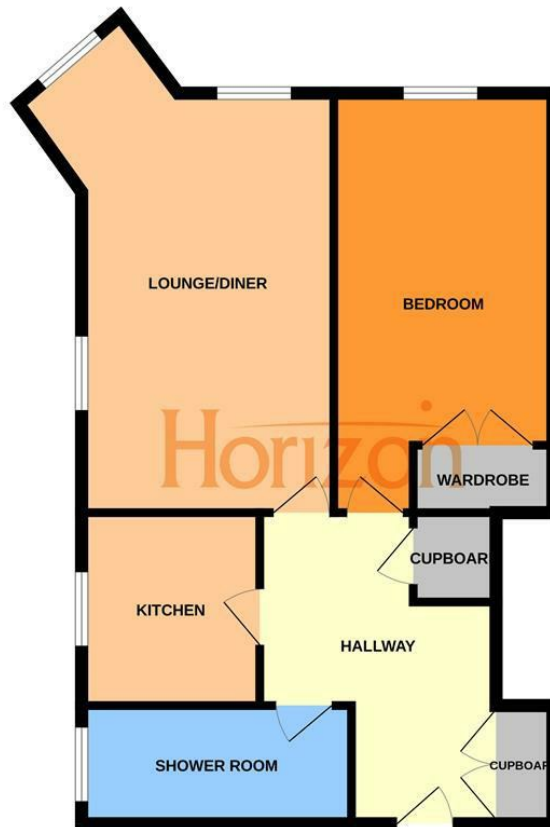
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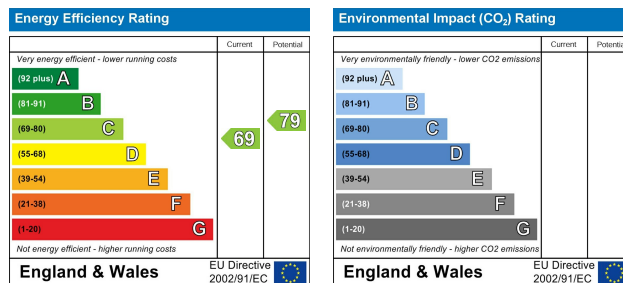
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SECOND FLOOR



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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