01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts

East Street, Rochford, SS4 1DF
£160,000

Horizon Estate Agents are pleased to bring to market this spacious one bedroom ground floor flat situated within easy access to the historic Rochford Town Centre and Rochford Railway Station. The property comprises of a spacious living area, fitted kitchen with appliances, double bedroom, bathroom and multiple storage cupboards. Further benefits include a long lease, double glazing, gas central heating and off-street parking to the rear. Ideal for first time buyers or investors. No onward chain. Internal viewing strongly recommended.

sales@horizonestates.co.uk
horizonestates.co.uk

The Property Ombudsman
rightmove
OnTheMarket.com

Communal Entrance
Communal security entrance door to carpeted communal hallway, door to:

Hallway
Coving to smooth plastered ceiling, two storage cupboards, radiator, power points, carpeted.

Lounge/Diner
14'3' x 8'9 (4.34m' x 2.67m)
Upvc double glazed window to front aspect, coving to smooth plastered ceiling, storage cupboard, radiator, power points, carpeted.

Kitchen
8'4' x 5'6 (2.54m' x 1.68m)
A range of eye and base level units with working surfaces over, integrated oven, 4 ring gas hob with extractor fan over, inset stainless steel sink with drainer unit, washing machine, upvc double glazed window to front aspect, coving to smooth plastered ceiling, part tiled walls, radiator, power points, tiled flooring.

Bathroom
Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled w/c, upvc obscured double glazed window to front aspect, coving to smooth plastered ceiling, part tiled walls, radiator, tiled flooring.

Bedroom
14'2' x 8'8 (4.32m' x 2.64m)
Upvc double glazed window to front aspect, coving to smooth plastered ceiling, power points, radiator, carpeted.

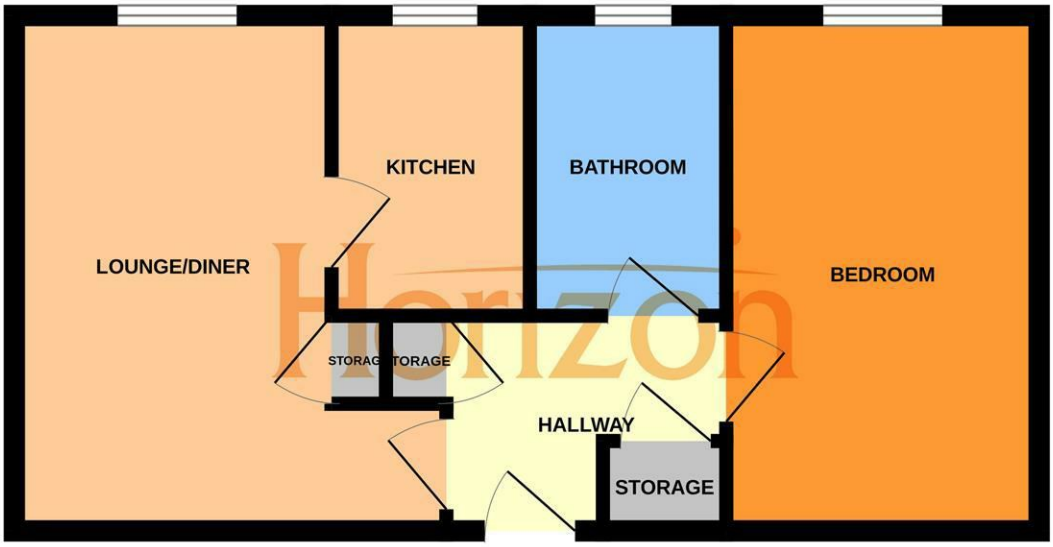
Additional information
Tenure: Leasehold
Lease Length: 163 Years Remaining
Service Charges: £1600 Per Year
Ground Rent: £0 Per Year
Council: Rochford District Council
Tax Band: B

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.

01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

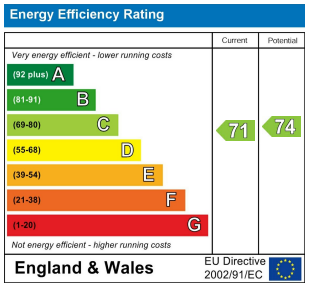
Horizon
your local property experts

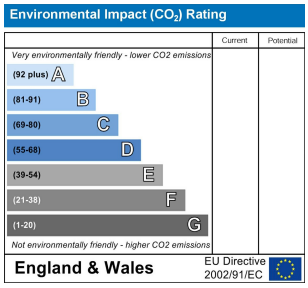
GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.5 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.
Made with Metropix ©2026





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.

sales@horizonestates.co.uk
horizonestates.co.uk

The Property Ombudsman
rightmove
OnTheMarket.com