

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



## Southbourne Grove, Westcliff On Sea, SS0 0AN Offers In Excess Of £220,000

APPROXIMATELY 151 YEARS UNEXPIRED LEASE AND NO SERVICE CHARGE.

Horizon Estate Agents. A superb three bedroom, one reception room purpose built first floor apartment with balcony and own garden area. The property benefits from a 14'9 lounge/diner, a fitted kitchen, a spacious four piece bathroom suite, and three good size bedrooms, gas central heating, Upvc double glazing and no onward chain. viewing essential. Located close to Southend Hospital and local schools.

sales@horizonstates.co.uk  
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Upvc double glazed entrance door leading to:

### **Entrance hall**

Carpeted, radiator, stairs rising to first floor accommodation.

### **First floor landing**

Upvc double glazed window to side aspect, carpeted, radiator, smooth plastered ceiling, doors off:

### **Lounge / Diner**

11'6" x 14'9" (3.51 x 4.50)

Upvc double glazed window to side aspect, Upvc double glazed patio doors to rear aspect, laminated wood effect flooring, radiator, smooth plastered ceiling, door to:

### **Balcony**

### **Kitchen**

7'7" x 7'0" (2.31 x 2.13)

Upvc double glazed window and door to rear aspect, fitted kitchen comprising base and eye level units with laminated working surfaces over, inset four ring hob with oven below and extractor hood over, inset sink and drainer, smooth plastered ceiling, space and plumbing for domestic appliances, door to

### **Courtyard patio**

Access via stairs from the kitchen, a small patio area.

### **Bathroom**

Upvc double glazed window to side aspect, modern four piece bathroom suite comprising panelled bath with mixer taps and shower attachment, enclosed shower cubicle, pedestal wash hand basin, close coupled WC, tiled flooring, part tiled walls, chrome heated towel rail, smooth plastered ceiling.

### **Bedroom One**

15'1" x 14'2" into bay (4.60 x 4.32 into bay)

Upvc double glazed bay window to front aspect, laminated wood effect flooring, smooth plastered ceiling, radiator.

### **Bedroom Two**

11'5" x 12'1" (3.48 x 3.68)

Upvc double glazed window to front and side aspect, carpeted, radiator, smooth plastered ceiling.

### **Bedroom Three**

8'7" x 11'7" (2.62 x 3.53)

Upvc double glazed window to rear aspect, laminated wood effect flooring, radiator, smooth plastered ceiling, built in wardrobe units.

### **Agents Notes**

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.



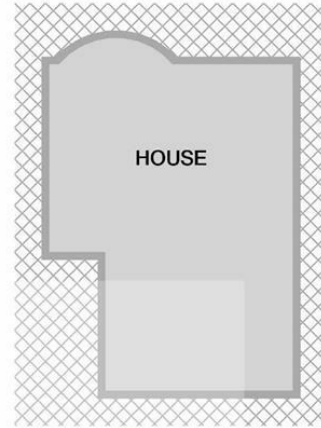


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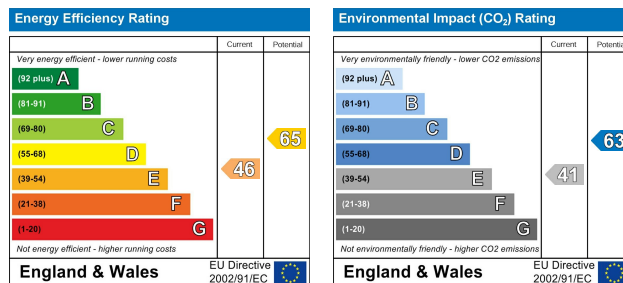
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SITE PLAN

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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