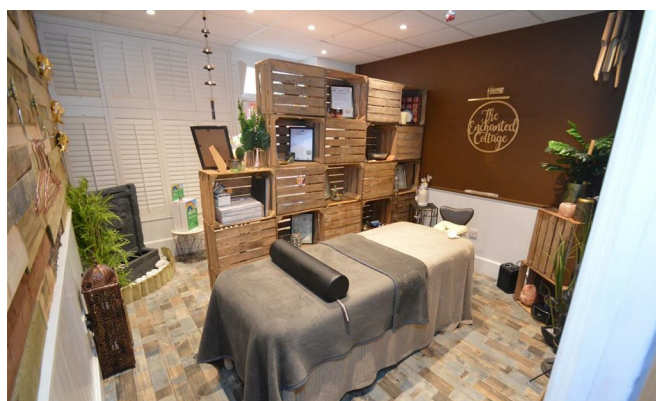


01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## West Street, Rochford, SS4 1BE Offers Over £225,000

Horizon are pleased to offer for sale this unique grade 2 listed property which also benefits from having a shop with A1 usage and is exempt from business rates. This property is ideal if you are looking to work from home or if you require an additional reception room. The property retains many original features whilst also benefitting from a beautiful courtyard style garden and workshop. Located in the heart of Rochford town centre we highly recommend an early viewing to avoid disappointment.

sales@horizonstates.co.uk  
horizonstates.co.uk



rightmove

onTheMarket.com



### **Shop**

12'4" x 11' (3.76m x 3.35m)

front door access with window to front aspect. Access into dining room.

### **Dining room**

11' x 8'2" (3.35m x 2.49m)

Staircase leading to first floor, wood flooring, storage cupboard, electric wall mounted heater, inset spot lighting.

### **Kitchen**

10'6" x 8'4" (3.20m x 2.54m)

Bespoke hand hand units with an electric hob and oven with extractor hood over, butler sink, space for washing machine and dishwasher, stable door to rear garden and two sky light windows allowing ample natural light.

### **First floor**

Access into bedroom and lounge.

### **Lounge**

12'5" x 11'3" (3.78m x 3.43m)

Window to front aspect, wood burner, two custom made storage cupboards.

### **Bedroom**

8'7" x 7'6" (2.62m x 2.29m)

Original cast iron feature fireplace, window to rear aspect.

### **En suite**

Fully tiled and comprising of a three piece suite which consists of a shower enclosure, wash hand basin and low level flush WC.

### **Rear garden**

Walled courtyard style garden measuring approximately 25ft. There is an external cloakroom comprising of a WC and wash hand basin.

### **Workshop**

11'6" x 6'2" (3.51m x 1.88m)

Power and lighting with access into Back lane. There is also a separate coal shed.

### **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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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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