1st Call
SALES AND LETTINGS









Holland Road, Westcliff-On-Sea, SS0 7TD

£80,000 - Leasehold

** BUYERS INCENTIVES AVAILABLE ** Located on the fourth floor with estuary views is this one bedroom retirement apartment situated within the highly regarded McCarthy & Stone development at Homecove House. The property is in need of some refurbishment but offers great potential and is offered with no onward chain. Homecove House offers lift access and communal facilities including a residents lounge, laundry room and a patio garden offering views across the estuary. Situated in a perfect spot within easy access of the seafront, local shops & Westcliff Mainline Station with trains into London & Southend. Viewing advised.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with house managers office. Lift and stairwell access to third floor landing providing access to own front door to...

Entrance Hall

Security entryphone handset, electric heated towel rail, coved ceiling, doors off to...

Lounge 13' x 11'6 (3.96m x 3.51m)



Double glazed window to side offering estuary views, large built in storage and airing cupboard housing hot water cylinder, coved ceiling, archway to...





Kitchen 7'3 x 5'6 (2.21m x 1.68m)

Range of fitted base units with working surfaces over, inset single drainer stainless steel sink unit, space for fridge/ freezer, matching wall mounted units, fully tiled walls, double glazed window to side offering estuary views...

Bedroom 16'3 x 8'7 (4.95m x 2.62m)



Double glazed window to side offering estuary views, range of fitted wardrobe cupboards, additional built in wardrobe storage cupboard, coved ceiling...



Bathroom 6'8 x 5'4 (2.03m x 1.63m)



Suite comprising panelled bath with electric shower

unit over, folding glazed shower screen, vanity wash hand basin, low level W.C., fully tiled walls, extractor fan, wall mounted electric fan heater, coved ceiling...

Residents Parking



The residents car park is accessed via Holland Road and we understand parking is offered on a first come, first served basis...

Communal Facilities



Homecove House offers a variety of facilities including guest suites if you have visitors staying overnight, a lovely residents lounge, laundry room and a beautiful communal patio area with views over the estuary. There is also lift and stairwell access to all floors...



Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

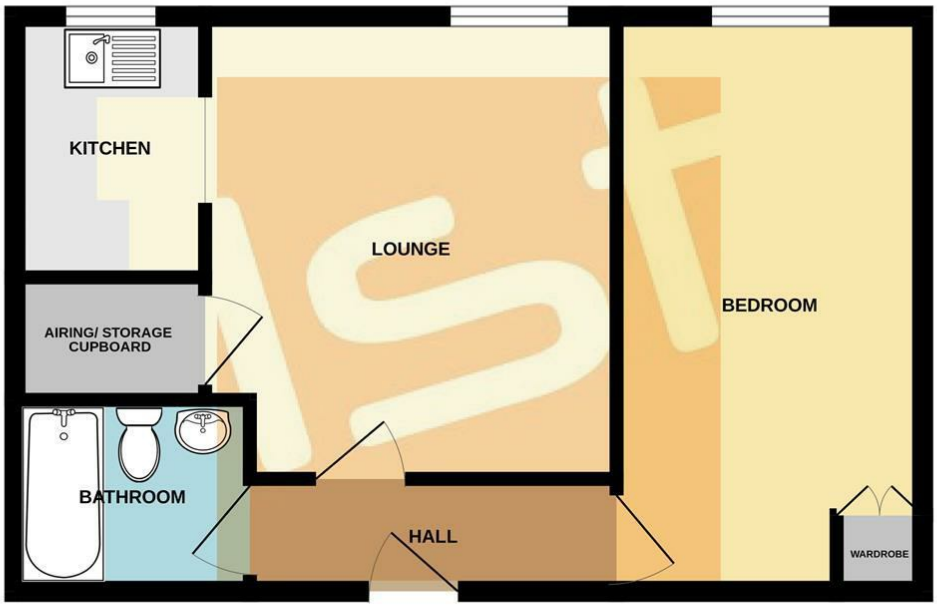
Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

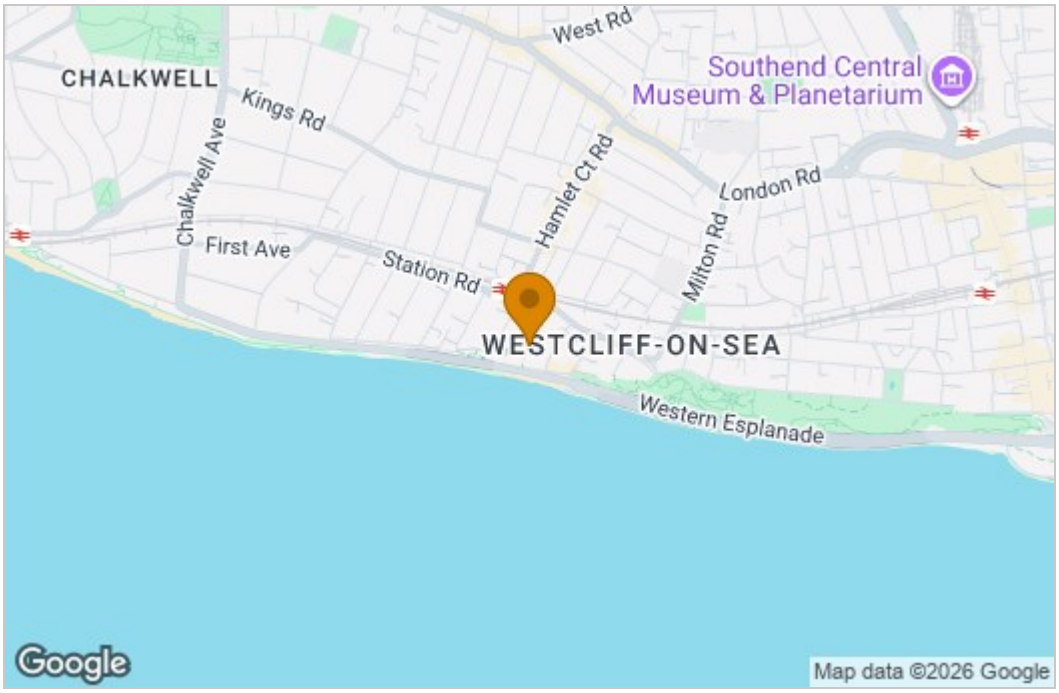
FOURTH FLOOR
410 sq.ft. (38.1 sq.m.) approx.



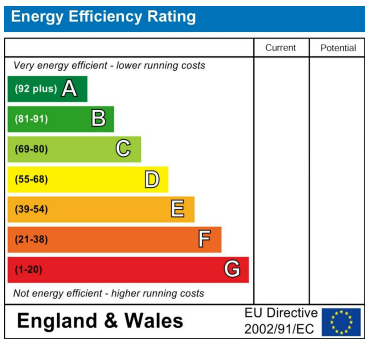
TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.

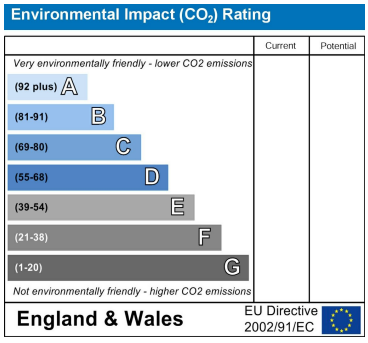
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph





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