



*Guide price - £90,000 - £110,000*** SEAFRONT LOCATION * RESIDENTS PARKING * COMMUNAL GARDEN WITH SEA VIEWS * WESTCLIFF STATION AND THE CLIFFS PAVILLION ARE MINUTES AWAY * A delightful retirement flat in a building overlooking the seafront. There is a lift service to the fourth floor where you will find a private entrance hall with storage, a bright lounge-diner, a fitted kitchen, a practical three-piece shower room and a double bedroom with built-in wardrobes. There are well-kept communal gardens to the front with seating areas and sea views, as well as residents parking! Westcliff beachfront, the Cliffs Pavilion and the train station are minutes away and there are a range of seafront restaurants and cafes to choose from in very close proximity. Hamlet Court Road and Southend High Street are closeby and so are bus links. The property is offered with no onward chain and is available to view now!

Tax band : C

- Retirement property for Over 60's
- Seafront location
- Fourth floor apartment
- Westcliff Station moments away
- Service charge paid for 12 months
- No onward chain
- Lift service
- Double glazing throughout
- Amenities and bus links nearby
- Communal garden overlooking the Estuary

Holland Road

Westcliff-On-Sea

£90,000

Price Guide



Holland Road



Parking/Entrance

Residents' car park to the front of the building, door entry system, lift service to upper floors.

Private Hallway

Large storage cupboard, phone entry system, cornice, carpet.

Lounge

18'6" x 10'5"

Double glazed window to side aspect, storage heater, cornice, carpet and an opening leading to:

Kitchen

7'3" x 5'2"

Base and wall-mounted units comprising; laminate worktops, stainless steel inset sink with chrome taps, electric cooker point, space for a further appliance, cornice.

Bedroom

15'1" x 8'7"

UPVC double glazed window, fitted wardrobes, storage heater, coving, skirting and carpet.

Shower Room

Shower cubicle, vanity unit with wash basin, WC, heated towel rail, coving, fully tiled walls and lino flooring.

Communal Facilities

Communal lounge, exercise room, reading room, laundry and guest suite facilities.

Communal Garden

Front garden overlooking the seafront with amazing Estuary views, paved seating areas and planting borders.



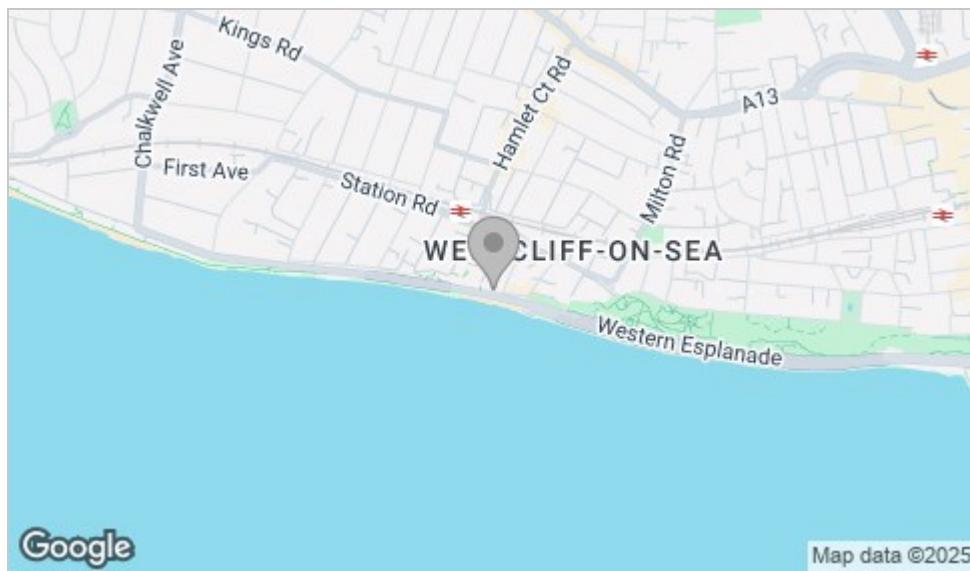
Floor Plan

4TH 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 misdescription. Prospective buyers should not rely on these floorplans to be an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Made with Micros CAD200.

Area Map



Google

Map data ©2025

Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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