



# FOR SALE

**Holland Road,  
Westcliff-On-Sea SS0 7TF**

Offers Over £140,000   Leasehold   Council Tax Band -  
570.49 sq ft

- Beautifully Presented One-Bedroom Retirement Apartment
- Coastal Living In A Sought After Seafront Location
- Spacious Lounge/Diner
- Private Balcony With Sea Views
- Communal Car Park For Residents And Guests
- Bright Double Bedroom With Built-In Wardrobe
- Landscaped Communal Gardens With Seating Areas
- Three-Piece Bathroom Suite
- Kitchen With Neutral Grey Units
- Communal Lounges Hosting Games, Coffee Mornings & More

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

# Description

OVER 55's

Welcome to Homecove House – a delightful home set on the seafront that balances comfort, convenience, and community. Inside, enjoy well proportioned living spaces, a bright and airy lounge/diner and a balcony with sea views to enjoy both quiet evenings and morning sunrises with a cup of tea in hand. An added benefit of this home is communal lounges providing opportunities to socialize and engage in fun, shared activities.

Outside, take in the beauty of landscaped gardens and relax in the sun around the outdoor seating areas with family and friends. With lifts and wheelchair access throughout, residents benefit from easy, step free living. Guest rooms and laundry areas are also thoughtfully provided, adding even more to the property's convenience.

Located just moments from the beach, shops, cafés, the theatre, and excellent transport links, you'll never be far from what you need or love. Whether you're seeking a peaceful retreat or an active social life, this Westcliff-On-Sea home offers it all alongside the relaxing soundtrack of the nearby shore.

## Measurements

Lounge/Diner

10'2 x 19'7 (3.11m x 5.97m)

Kitchen

6'11 x 4'11 (2.13m x 1.52m)

Bedroom

11'9 x 8'3 (3.60m x 2.54m)

Bathroom

6'4 x 5'0 (1.95m x 1.53m)

Hallway

8'4 x 2'8 (2.56m x 0.82m)

## Interior

Step inside this charming seaside residence and immediately feel at home. To your right, a three piece bathroom offers a bath tub, W/C and hand basin neatly set in a vanity unit for toiletry storage. To the left, a storage cupboard keeps your belongings tucked away. The bright double bedroom boasts built in wardrobes and a view of the balcony. Continue down the hallway to find a spacious lounge/diner with a door opening to the private balcony, perfect for relaxing or entertaining. The kitchen flows seamlessly from the living area, featuring sleek neutral grey cabinetry. The development also offers an inviting array of communal amenities such as lounges hosting coffee mornings, card games, darts, books, bingo and more, alongside convenient laundry and guest room facilities.

## Exterior

Set overlooking the calming backdrop of the sea, this delightful flat offers partial views of the estuary from the balcony area. There are communal gardens filled with vibrant shrubs and flowers for everybody to have the benefit of using on sunny days. Home owners here can take advantage of the residents only parking area conveniently located near the building's entrances. The property is fully wheelchair accessible and includes lifts to each floor, ensuring ease and comfort for all residents.

## Location

Homecove House enjoys a prime seafront location just moments from the beach and a short stroll to Hamlet Court Road retail and food shops. Plus, with it's close proximity to local restaurants, charming cafés and the vibrant Cliffs Pavilion Theatre, there's always something to do close to your front door. Residents needing to use public train transport, Westcliff Train Station is approximately a five-minute walk away, plus with excellent nearby bus connections, this location makes getting around effortlessly simple with all the coastal living benefits too.

## Tenure

Leasehold.

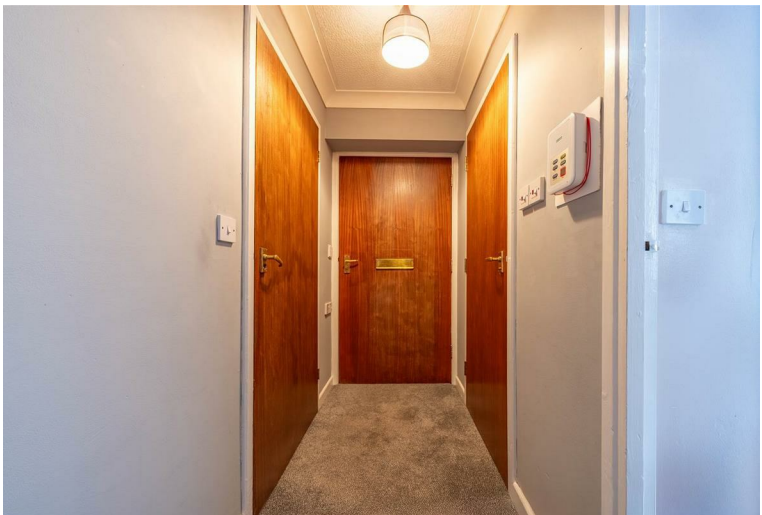
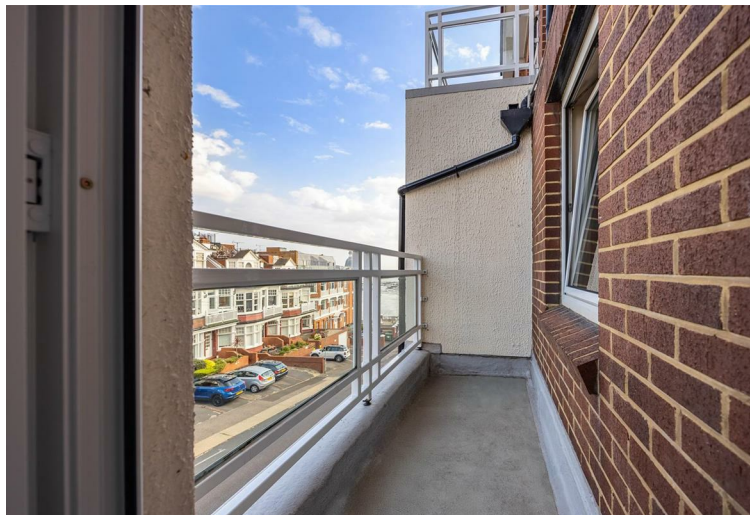
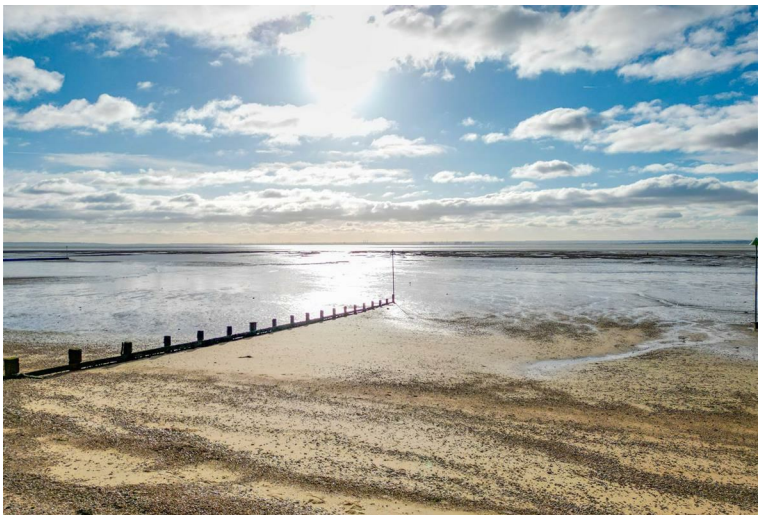
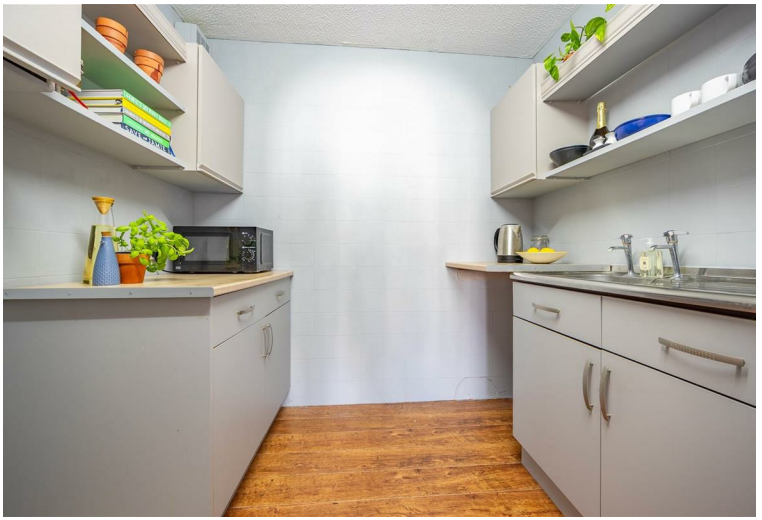
Years remaining: 60.

Annual ground rent: £443.00.

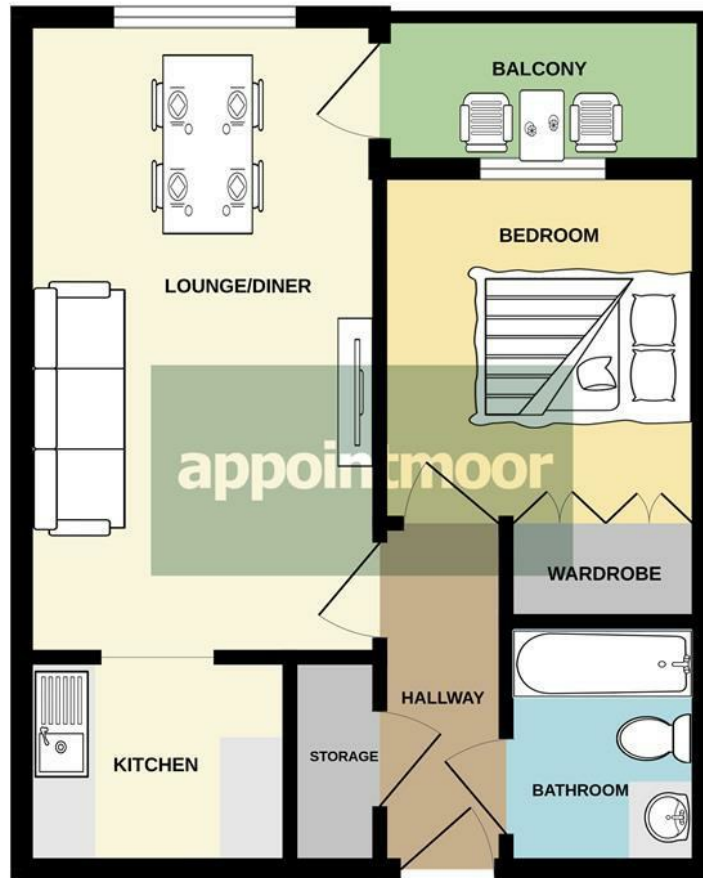
Annual service charge: £3209.12.











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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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