



FOR SALE

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

Guide Price £150,000 Leasehold Council Tax Band - C

538.19 sq ft

- Bright And Airy Two Bedroom Ground Floor Corner Retirement Flat
- Two Well-Proportioned Double Bedrooms With Built-In Wardrobes
- Spacious Shower Room Featuring A Large Walk-In Shower
- Stunning Sea Views From All Windows
- Careline Alarm Pull Cords Throughout The Property For Peace Of Mind
- Secure Intercom Entry System For Guest Access And Added Security
- Wheelchair Accessible Building With Lifts To All Floors
- Onsite Communal Lounge And Hobby Rooms Hosting Regular Social Activities
- Prime Seafront Location Close To Amenities
- Access To Communal Gardens With Seating Areas

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

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Description

*** GUIDE PRICE £150,000 - £170,000 ***

RETIREMENT PROPERTY WITH STUNNING VIEWS

An airy and bright vacant ground floor, two bedroom corner retirement flat located on the seafront, which opens out onto a paved area with room for chairs and surrounded by communal grounds. Being just a stone throw from the beach, this home will have you feeling perfectly relaxed every day watching the ever changing scenery around you.

This property features two double bedrooms, a spacious 3 piece suite shower room with a walk in shower, a kitchen and lounge with picturesque sea views.

The block provides a wealth of social activities, with one of the two communal lounge's just down the hall, hobby rooms with regular social activities such as coffee mornings, cards, darts, social entertainment, books, games and bingo, plus access to onsite laundry rooms and guest rooms.

The location of the home is within close distance to a whole host of amenities. You are nearby to Cliffs Pavilion Theatre for those who enjoy the arts and a short walk away from Hamlet Court Road offering restaurants, cafes, food shops and a post office available.

Measurements

Kitchen

6'11 x 5'2 (2.11m x 1.60m)

Lounge

14'0 x 9'2 x 10'11 x 3'6 (4.28m x 2.80m x 3.33m x 1.07m)

Entrance hallway

3'1 x 6'5 x 8'6 (0.95m x 1.97m x 2.61m)

Bedroom 1

12'10 x 7'11 (3.93m x 2.42m)

Bedroom 2

6'5 x 12'0 (1.97m x 3.68m)

Shower Room

4'11 x 6'8 (1.52m x 2.04m)

Interior

Stepping into the hallway, to your left you'll find the bathroom, comprising of a large walk in shower, sink and low level w/c and to your right, a storage cupboard housing the boiler and with space for belongings. Continuing on, bedroom 2 on your left, a double room with built in wardrobes, and on your right, bedroom 1, also a double room with built in wardrobes and a beautiful sea view from the window. The lounge is the heart of the home, with doors leading out to a paved area with room for chairs to sit and watch the ever changing scenery the sea front has to offer. From the lounge doors, to your left you can walk just round the corner to the communal garden areas and to your right, paved access to a stairway leading out onto the sea front. The kitchen is seamlessly nestled from the lounge, complete with base and wall units. There are also careline alarm service pull chords throughout the home, in case you are ever in

need of assistance. The home features secure intercom entry systems for when guests come to visit too.

Exterior

The flat is situated overlooking the sea and also the pleasant communal gardens with shrubbery, flowers and seating areas, perfect for those sunny days. Residence have access to communal car parking spaces close to the building entrances. The building has wheelchair access throughout and lifts to each floor.

Location

Homecove House is situated on the seafront in Westcliff-On-Sea, close to restaurants and cafes, there is plenty to get out and enjoy here. The property is also close to Cliffs Pavilion Theatre offering a wide range of performances every week. Westcliff Train Station is close by, being approximately a 5 minute walk away and nearby bus links will make getting to where you want to go easy and convenient.

Tenure

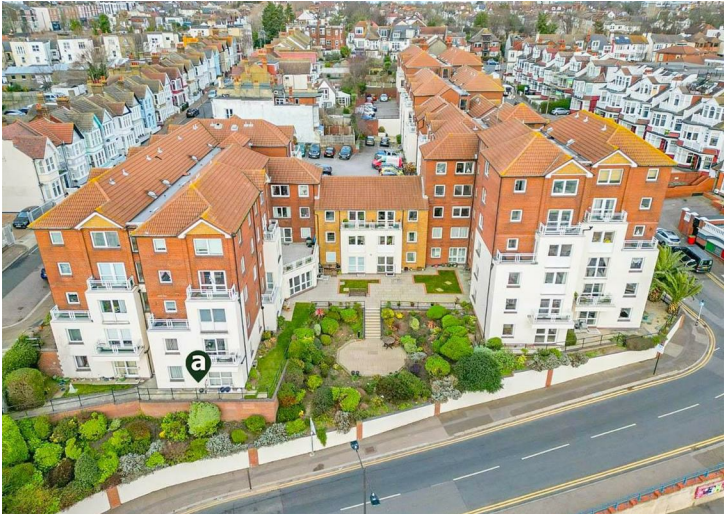
Leasehold

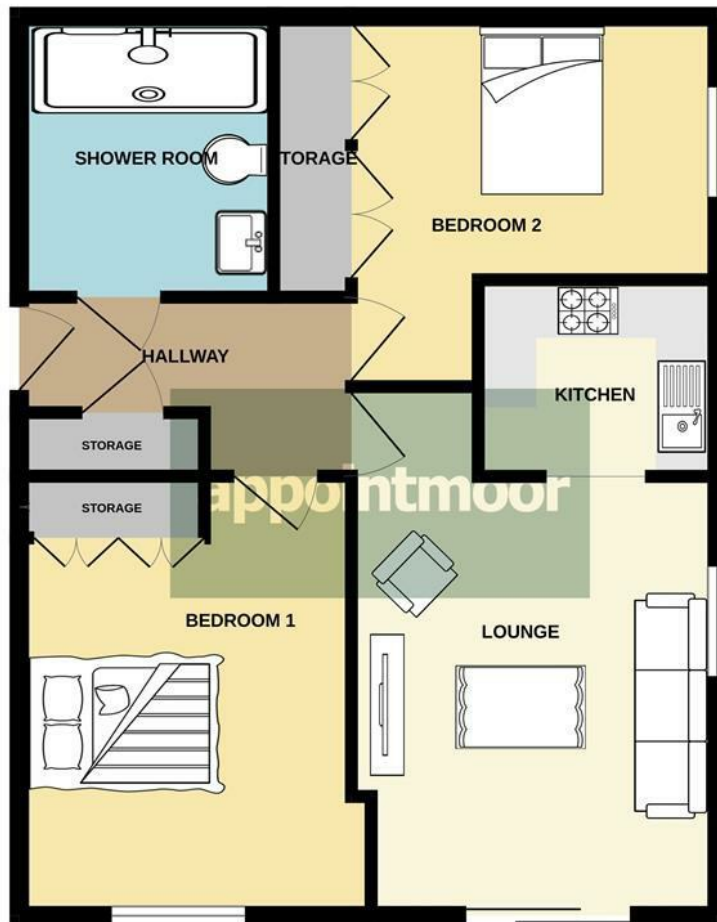
Years Remaining: 59

Annual Ground Rent: £582.90

Annual Service Charge: £6735.76







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) 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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