



Haydon Place

Southend-on-Sea

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

Contents

Live life your way, with Retirement Living	4
Welcome to Southend-on-Sea	6
Haydn Place	8
Development overview	14
Property details	16
Our service charge explained	18

Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after seaside location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Southend-on-Sea

Modern living in a coastal city



- | | | |
|---------------------------|----------------------------|------------------------------|
| 1 Sainsbury's Supermarket | 6 Westcliff Beach | 12 Alexandra Bowls Club |
| 2 Lidl Supermarket | 7 Cliffs Pavilion | 13 Clifton Theatre & Studios |
| 3 Doctor's Surgery | 8 Southend Cliff Gardens | 14 Cinema |
| 4 Dental Practice | 9 Victoria Shopping Centre | 15 Café |
| 5 Boots Pharmacy | 10 Marks and Spencer | Orange dot Bus Stop |
| | 11 Royals Shopping Centre | |



Haydn Place, situated on Brighton Road is close to a range of amenities including supermarkets, a doctor's surgery and a post office.

You can walk to the sandy beaches of Southend with its famous pier. Nearby is Westcliff Beach or Clifftown Parade with cafés and views over the sea.

For shopping, the Southend general outdoor market on Southend High Street offers many different types of goods from jewellery, clothes and accessories to bread and cakes, every Thursday and Saturday.

Along the High Street down to the coast, you'll find all of your favourite high street names such as Marks & Spencer, Boots, Costa Coffee and Specsavers. These are complemented by lots of independent retailers.

Along Western Esplanade there are many eateries to choose from, including Rossi's ice cream parlour, popular since 1932.

Oliver's on the Beach is a perfect spot to enjoy the best of the British seaside; from Fish & Chips to tea and cake, all with a delightful view.

Live life your way

Southend offers a vibrant mix of galleries, venues and cultural hotspots. Animal lovers (and grandchildren) will enjoy the fantastic Sea-life Adventure Aquarium and Adventure Island Amusement Park. For theatre and music lovers, there is the Cliffs Pavilion in Southend-on-Sea and Palace Theatre in Westcliff-on-Sea, both offering shows and musicals all year round.

Haydn Place is convenient for transport links too, with a bus stop on the doorstep and Southend Victoria train station nearby, making it easy to explore the surrounding areas.

There's easy rail access to London via two main lines to Liverpool Street or Fenchurch Street. Southend also boasts an airport which offers both domestic and European routes.

You'll be well looked after in Southend-on-Sea

This age-exclusive development is built to high standards and is the ideal place to live life your way.

Designed

with you in mind

The Southend location isn't the only stand out feature of this development, as you approach Haydn Place you won't fail to be impressed.

The building's blend of intricate brickwork and balconies adds a clean and modern finish to this new community. Neat planting completes the stylish design.

The entrance lobby and airy reception area offers a warm welcome to homeowners, friends and family alike.

From here you will discover the social hub of the development, a stylish communal lounge, with south facing gardens and terrace with ample seating.

There's also a quiet spot or two if you simply just want to sit back and enjoy perusing the daily news or a gripping page-turner.

A garden path meanders through the garden, populated with an array of new and mature trees, to an additional seating area and pagoda. Perfect for soaking up some sun year-round and watching nature.

Every shrub and plant has been carefully selected for it's vibrant colour or subtle hues. This means there's something to please the eye throughout the seasons.

We keep the gardens beautiful, leaving you more time to do the things you want to.





More for you

Guest Suite

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities[^].

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Parking

Spaces are available for purchase. EV chargers will also be provided for your use[^].

Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Haydn Place is no exception.

Comprising 60 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

All ground floor apartments have a patio garden or terrace. On the upper floors many apartments have balconies.

We're here to help

Whether purchasing or renting your apartment at Haydn Place, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership[~], you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



Haydn Place

Ground Floor



- 1 bedroom apartment
 - 2 bedroom apartment
 - E - Entrance Lobby
 - GS - Guest Suite
 - L - Lift
 - O - Office
- MSC- Mobility Scooter Charging
 - P - Plant Room
 - R - Reception
 - RR - Refuse & Recycling
 - S - Store
 - ⬮ - Electric Vehicle Charging

First Floor



Second Floor



Third Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/haydn-place

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to most apartments
- ▶ Walk in wardrobe with shelf and fitted hanging rail, or mirrored fitted wardrobe, in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Washer/dryer provided in Utility Cupboard
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Integrated Fridge/Freezer
- ▶ Stainless steel cooker hood and splashback
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional en-suite shower rooms to selected two bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

A number of apartments are designated adaptable units with wet room - please ask your Sales Consultant for further information.

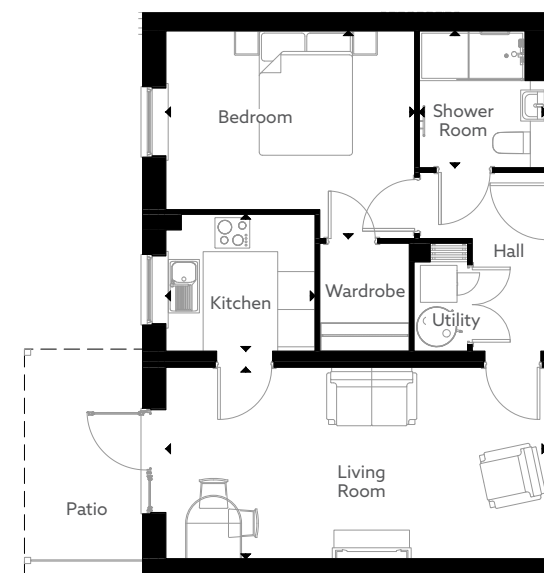
Safety and security

- ▶ Door camera entry system
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

Approximate room sizes

One Bedroom



Living/Dining Room

6130mm x 3080mm / 20'2" x 10'1"

Kitchen

2400mm x 2200mm / 7'11" x 7'3"

Bedroom

4000mm x 3340mm / 13'2" x 11'0"

Shower room

2200mm x 2050mm / 7'3" x 6'9"

Two Bedroom



Living/Dining Room

7080mm x 3600mm / 23'3" x 11'10"

Kitchen

2400mm x 2200mm / 7'11" x 7'3"

Bedroom 1

3850mm x 2980mm / 12'8" x 9'9"

En suite

2200mm x 2050mm / 7'3" x 6'9"

Bedroom 2

3210mm x 2830mm / 10'6" x 9'4"

Shower room

2200mm x 1580mm / 7'3" x 5'2"

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before, you may have questions about how this works.

When you consider the services available at Haydn Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on the Haydn Place web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for the benefit of everyone.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To find out more, call **0800 201 4106** or visit mccarthystone.co.uk/haydn-place

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

June 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/haydn-place

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