



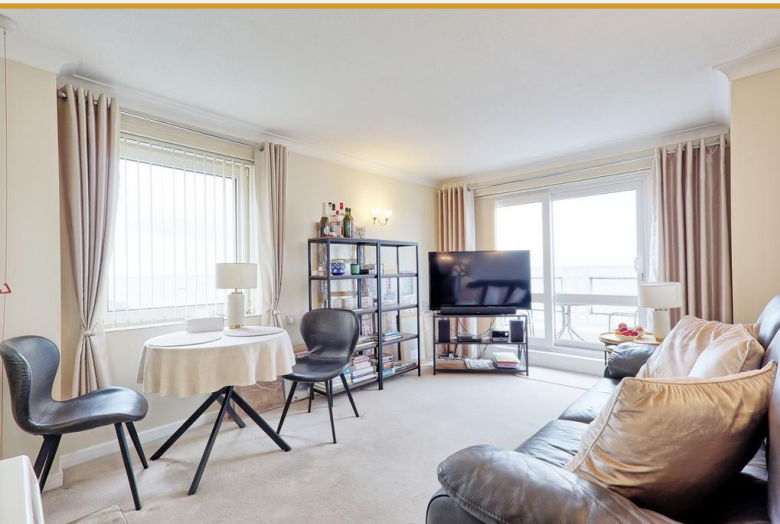
Brown & Brand



Homecove House
Holland Road, Westcliff-on-Sea, SS0 7TD

- Two double bedroom retirement apartment
- Direct Estuary Views
- Modern fitted kitchen with ample storage
- Secure communal entrance with lift access

£170,000





Property Description

A well-presented two double bedroom retirement apartment, ideally located just moments from Westcliff seafront and offered with NO ONWARD CHAIN.

This delightful home enjoys lovely sea views and offers well-proportioned accommodation throughout, including a modern fitted kitchen, a spacious lounge, and a contemporary three-piece shower room.

Residents benefit from a secure communal entrance with lift access, on-site managers (Monday to Friday), and the reassurance of a 24-hour Careline emergency system.

Perfectly positioned for convenience, the development is just a short walk from Hamlet Court Road with its array of shops, restaurants, and cafés. Westcliff Station is also close by, providing direct rail links to London Fenchurch Street. Southend town centre, the beach, and excellent local transport connections are all within easy reach.





ACCOMMODATION

Comprises approached via communal entrance with lift to second floor. Personal entrance door, giving access to entrance hallway, fitted carpet, coving ceiling, storage cupboard housing electric meter and immersion. Door to

BATHROOM

Modern three-piece suite comprising vanity sink unit with mixer tap, WC bath with shower attachment. Tiled walls and lino flooring. Coving on ceiling, extractor fan and heated towel rail.



BEDROOM ONE

11' 6" x 8' 5" (3.51m x 2.57m) Double glazed window to front with Estuary views. Electric heater, fitted carpet and fitted wardrobes to ceiling.

BEDROOM TWO

12' 5" x 6' 8" (3.78m x 2.03m) Double glazed window to side with estuary views, fitted carpet coving ceiling fitted wardrobes.



LOUNGE

14' 2" x 11' 2" (4.32m x 3.4m) Double glazed window to side, coving on ceiling, fitted carpet, two electric heaters. Double glazed sliding door giving access to

BALCONY

Offering stunning views across the Thames estuary.

KITCHEN

7' 3" x 5' 4" (2.21m x 1.63m) Kitchen is fitted with modern iron and base units, with work surfaces over, incorporating sink unit with backsplash, fitted electric oven with ring electric hob over, an extractor fan above, a space for freestanding fridge freezer and tiled flooring.





MATERIAL INFORMATION

Lease - 59 years remaining

Service charge - £7,279.50 yearly

Ground Rent - £582.90 yearly



Energy performance certificate (EPC)		
Flat 202 Homewood House Holland Road WESTCLIFF, CN-SEA SS0 7TD	Energy rating C	Valid until: 15 November 2034 Certificate number: 9055-3943-2209-6894-8306
Property type Mid-floor flat		
Total floor area 46 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency		
		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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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