

FOR SALE

Holland Road,
Westcliff-On-Sea SS0 7TE

Guide Price £250,000 Leasehold Council Tax Band - C

2 1 1 602.78 sq ft

- Immaculately presented Two Bedroom Retirement Apartment
- Recently Refurbished To An Exceptionally High Standard Throughout
- Large Open Plan Lounge, Dining Room & Luxury Fitted Kitchen, a stylish central island with quartz countertop and integrated breakfast bar
- Ultra-Modern Shower room with a spacious Walk in Wet Room, featuring premium Italian fixtures
- Off Street Communal Parking
- Communal Areas Including Residents Lounge & Laundry Facilities
- Well Maintained Communal Gardens With Estuary Views
- Situated On The Fifth Floor With Lift Access
- Positioned Just Off The Seafront
- Walking Distance To Mainline C2C Station

Description

*** GUIDE PRICE £250,000 - £275,000 ***

Ultra-modern throughout! This stunning two-bedroom RETIREMENT APARTMENT offers a unique blend of comfort and elegance. Located within close proximity to the picturesque Westcliff Seafront, this property has been recently refurbished to an exceptionally high standard, ensuring a modern living experience.

As you step inside, you will be greeted by a spacious open-plan lounge and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The design maximises the flow of natural light, with the west-facing aspect allowing for beautiful afternoon sunlight to fill every room, creating a warm and inviting atmosphere.

This apartment is not just a home; it is a lifestyle choice. Ideal for those seeking a peaceful yet vibrant community. The surrounding area boasts a variety of local amenities, including shops, cafes, and recreational facilities, all within easy reach.

Whether you are looking to downsize or simply wish to enjoy the benefits of a retirement apartment in a desirable location, this property is sure to impress. With it's modern finishes and prime location, it presents an exceptional opportunity for comfortable living by the sea. Do not miss the chance to make this exquisite apartment your new home.

Measurements

Lounge/Kitchen
18'3" x 9'8" (5.58 x 2.95)
Utility
7'11" x 5'6" (2.43 x 1.68)
Hallway
20'6" x 3'1" (6.26 x 0.94)
Bedroom One
11'6" x 7'4" (3.53 x 2.25)
Bedroom Two
9'0" x 6'10" (2.76 x 2.1)
Bathroom
7'5" x 7'1" (2.28 x 2.17)
Balcony

Interior

Entrance Hall:
A spacious entrance hall with tiled flooring, built-in storage cupboard, wall mounted entry phone system, high ceiling with inset LED down lighting, and wall mounted electric radiator.

Open Plan Lounge & Kitchen:
An impressive open plan living space comprising three defined areas:

Lounge Area:
Triple glazed windows to front aspect with bespoke fitted California shutters, Amtico wood flooring, high ceilings with inset LED down lighting, feature media wall with Eferno energy efficient electric wall fire and wall mounted electric radiator.

Dining/Kitchen Area:
Open to both Lounge and Kitchen aspects, ideal for entertaining and family gatherings, boasting high ceilings and inset LED down lighting, Amtico flooring, with a stylish central island with quartz countertop and integrated breakfast bar. A beautifully fitted kitchen featuring quartz countertops, Italian design one and a half bowl brushed stainless steel sink with mixer tap, AEG energy efficient appliances; including induction hob, double oven with integrated microwave, warming drawer, fridge with separate freezer, dishwasher, matching eye-level wall mounted units with concealed led lighting, tinted mirror splashback, and Amtico wood flooring.

Bedroom One:
Triple glazed windows and French doors to a west-facing balcony with sea view and California shutters, wood flooring, featured upholstered headboard, ample fitted wardrobes, and wall mounted electric radiator.

Bedroom Two / Study /Dining Room
Triple glazed window to front aspect, floor to ceiling fitted wardrobes, high ceiling with inset LED down lighting, and wall mounted electric radiator.

Facilities

Residents enjoy access to communal lounges, hobby and games rooms, a library, laundry facilities, secure entry system, and lift service to all floors. The building also offers well- maintained communal gardens with estuary views and off street parking.

Location

Perfectly placed on the seafront in Westcliff-On-Sea, Homecove House offers the best of coastal living. Just moments away, you'll find a tempting selection of cafés, restaurants, and scenic walks along the promenade. For those who enjoy the arts, you will delight in being near Cliffs Pavilion Theatre. Travel is effortless with Westcliff Train Station a mere five-minute walk away and frequent bus routes connecting you to the wider area. Whether you're seeking a peaceful seaside retreat or a socially connected lifestyle, this location delivers both in abundance.

Tenure

Leasehold
Years Remaining: 124
Service charge: £3,639.75 payable every six months.
Ground rent: Nil











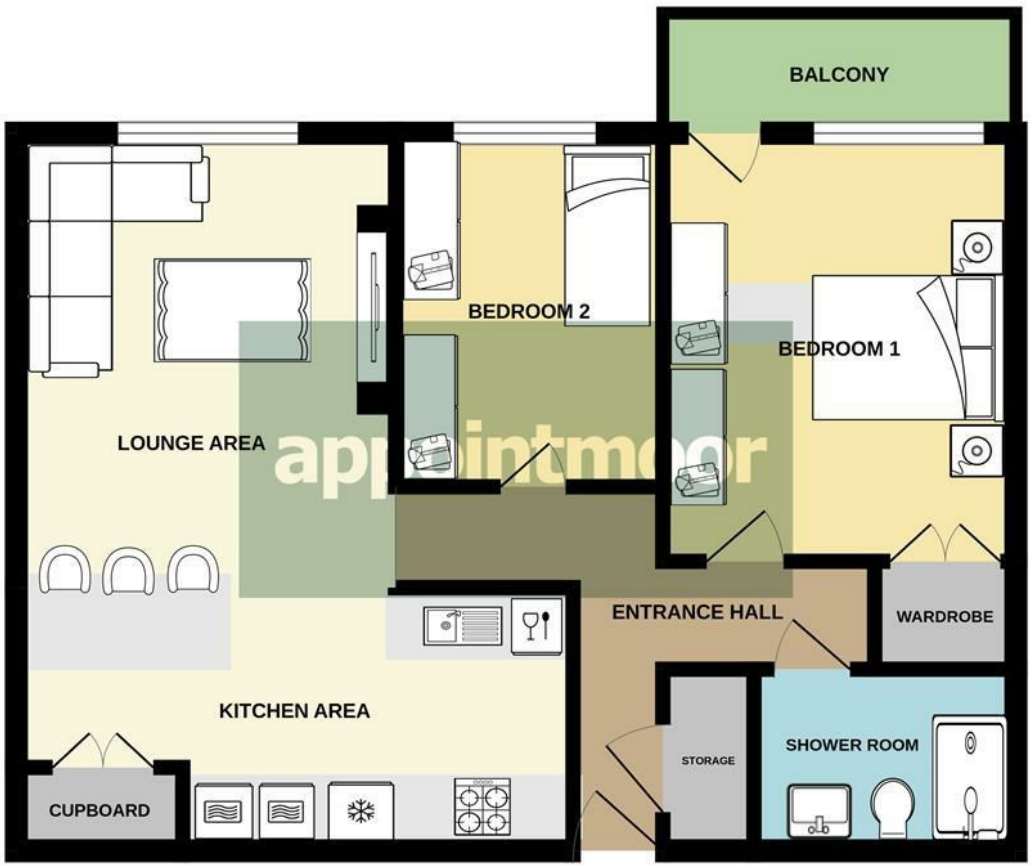




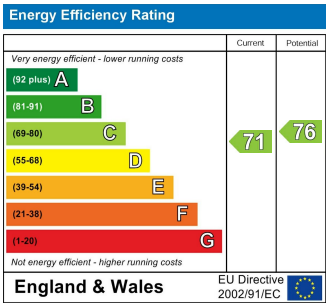


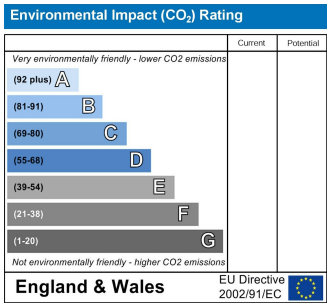




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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
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