



Holland Road, Westcliff-On-Sea  
Guide Price £300,000

home.

# 536 Homecove House

## Holland Road

Westcliff-On-Sea  
SS0 7TE



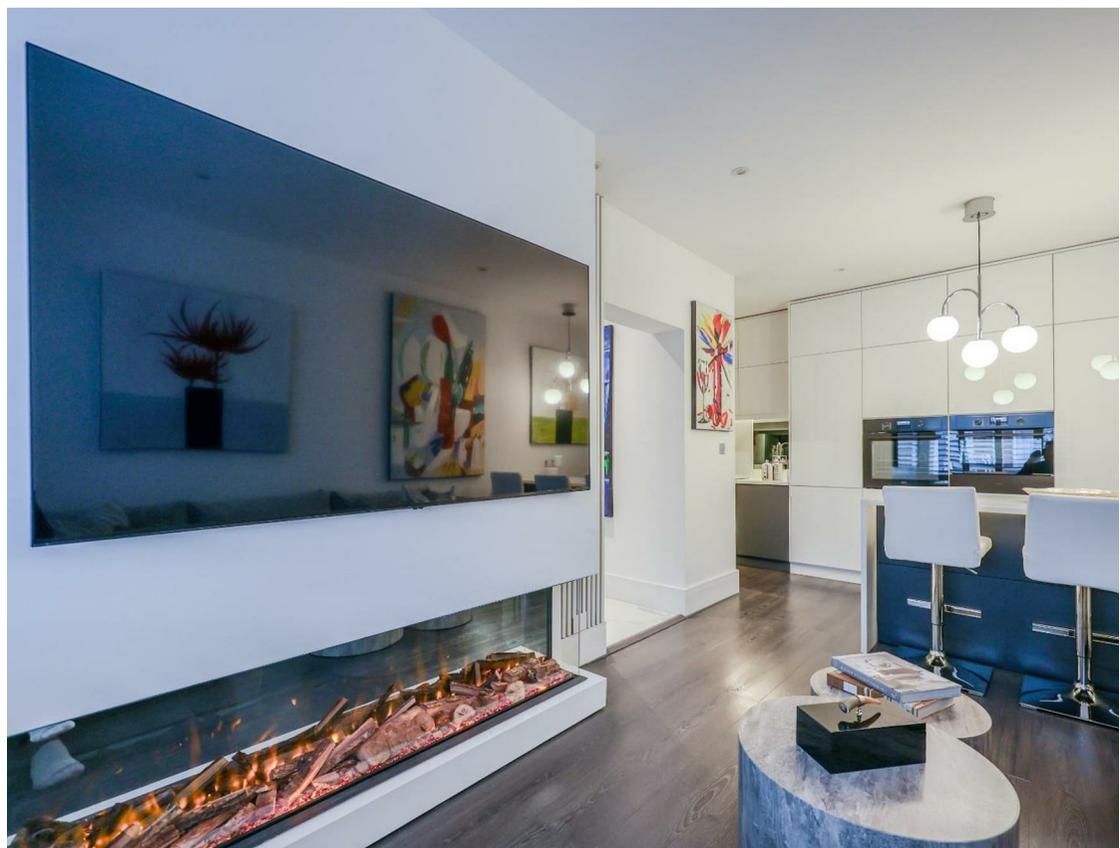
- Prestigious Two Bedroom Retirement Apartment
- Recently Refurbished To An Exceptionally High Standard Throughout
- Large Open Plan Lounge, Dining Room & Luxury Fitted Kitchen, a stylish central island with quartz countertop and integrated breakfast bar
- Ultra-Modern Shower room with a spacious Walk in Wet Room, featuring premium Italian fixtures
- Communal Areas Including Residents Lounge & Laundry Facilities
- Well Maintained Communal Gardens With Estuary Views
- Off Street Communal Parking
- Ideally Located For the Beach, Mainline Railway Station & Local Amenities
- New Lease Of 125 years

### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





**\*\*GUIDE PRICE £300,000 - £325,000\*\***

Home of Leigh are delighted to present this beautifully refurbished two-bedroom retirement apartment, set within a highly desirable development just off Westcliff Seafront which is being offered with a new lease of 125 years. The property has been recently refurbished to an exceptionally high standard throughout, with elegant, contemporary styling and a warm, welcoming feel.

Occupying a west-facing position, the apartment enjoys wonderful afternoon sunlight in every room, creating a bright and inviting atmosphere all year round. The building offers secure entry into well-maintained communal areas, with both stairs and lifts serving all floors.

Inside, the apartment comprises a spacious entrance hall, an impressive open-plan lounge and luxury fitted kitchen/breakfast area, two beautifully appointed bedrooms—each with extensive fitted wardrobes—and a high-spec, contemporary shower room.

The apartment also offers the use of communal areas including a residents lounge and laundry facilities as well as access to well-maintained communal gardens, mainly to the front of the building and

offering estuary views.

There is also residents off street parking.

Perfectly positioned between Holland Road and Palmeira Avenue, this sought-after development lies just moments from Westcliff Seafront—ideal for leisurely strolls along the promenade. It is also conveniently close to mainline railway stations with direct links to London Fenchurch Street and Liverpool Street, along with a wide selection of local shops, cafes, and amenities.

### Entrance Hall

14'3 x 11'8 max

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

### Open Plan Lounge & Kitchen

22'1 x 16'1 < 9'7

The open-plan lounge and kitchen provide a versatile and social layout, perfect for relaxing or entertaining.

### Lounge Area

13'3 x 9'7

The lounge area features tripled glazed windows to front aspect with bespoke California shutters, Amtico wood flooring, a stylish media wall, and a premium Eferno energy-efficient electric fire.

### Dining/Kitchen Area

16'1 x 8'1

The kitchen and dining area have been designed with both form and function in mind, offering quartz worktops, a central island with breakfast bar, and high-end Lusso Italian 1 1/2 bowl brushed stainless steel bowl with mixer taps. Integrated AEG appliances include an 800 induction hob, double oven with microwave and warming drawer, fridge and freezer, and dishwasher—all complemented by a sleek tinted mirrored splashback and concealed LED lighting, Amtico wood flooring.

### Bedroom One

13'2 plus depth of wardrobes x 10'5

A generous large room featuring fitted wardrobes, upholstered headboard, and patio doors leading to a private west-facing balcony with sea views and triple glazed windows.

### Bedroom Two/Study

9'2 x 6'1

A versatile space ideal for guests or home working, complete with fitted storage and triple-glazed window with California shutters.

### Facilities

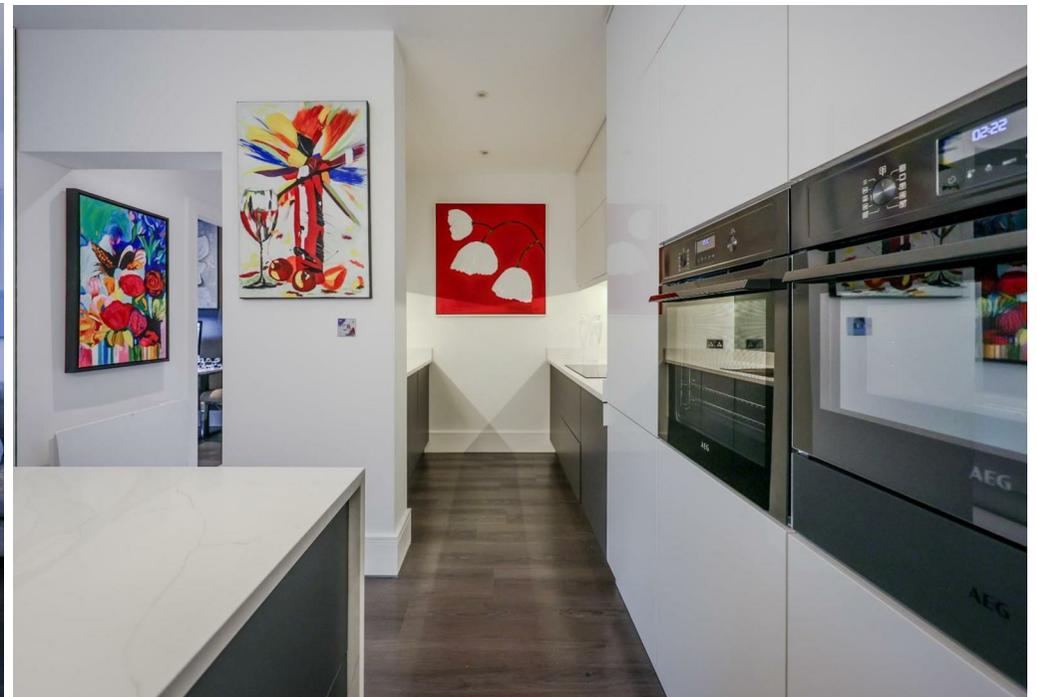
Residents enjoy access to a range of facilities including a welcoming residents' lounge, hobby and games rooms, library, laundry facilities, and lift access to all floors. Externally, there are beautifully maintained communal gardens to the front of the building offering lovely estuary views, as well as residents' off-street parking.

### Lease Information

Lease: 125 years remaining

Service Charge: £3,639.75 paid twice yearly - includes ground rent and water charges

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.













GROUND FLOOR  
543 sq.ft. approx.



TOTAL FLOOR AREA : 543 sq.ft. approx.  
Made with Metropix ©2025

## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Retirement Property

Approx. 602.70 sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: C

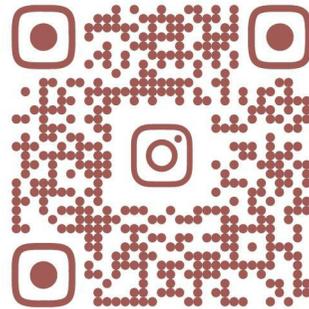
£300,000

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