



# FOR SALE

## Holland Road, Westcliff-On-Sea SS0 7TE

Asking Price £145,000   Leasehold   Council Tax Band - C

462.85 sq ft

- Sixth Floor One Bedroom Retirement Flat With No Onward Chain
- Stunning South-Facing Lounge With Panoramic Sea Views
- Seamless Open-Plan Living And Dining Space
- Modern Grey And White Colour Palette Throughout
- Generous Communal Car Park For Residents And Guests
- Double Bedroom With Built-In Wardrobes
- Lift Access Throughout The Building
- Fully Equipped Kitchen With Integrated Appliances
- Excellent Transport Links – Nearby Bus Links & Five Minutes From Westcliff Station
- Prime Seafront Location Close To Restaurants & Cafes

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

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## Description

Discover a beautifully presented, sea-facing retirement flat with no onward chain, where modern design meets comfortable coastal living. Enjoy a double bedroom with built-in storage, a luxurious dual-sink shower room, and a south-facing lounge/diner with stunning views of the water. The open, flowing layout includes a sleek kitchen and stylish grey-and-white colour scheme that ties the space together perfectly.

With added benefits such as a large communal car park, an abundance of communal facilities including lounges, hobby rooms, laundry room and library, this flat offers more than just a home – it's an opportunity to be part of the wonderful community of residents here.

Set along the picturesque Westcliff-On-Sea seafront, this flat offers easy access to charming cafés, seaside walks, and the lively Cliffs Pavilion Theatre. Just five minutes from Westcliff Station and close to local bus routes, everything you need is within easy reach – from vibrant eateries to convenient transport links.

## Measurements

Lounge/Diner

14'4 x 10'2 (4.39m x 3.11m)

Kitchen

5'0 x 6'11 (1.53m x 2.12m)

Hallway

9'6 x 2'8 (2.91m x 0.82m)

Bathroom

5'1 x 6'8 (1.55m x 2.04m)

Bedroom

10'0 x 8'4 (3.06m x 2.56m)

## Interior

Step through the welcoming hallway and discover a thoughtfully designed home where comfort and elegance meet. On your left, the stylish three-piece shower room showcases dual sinks, W/C and shower. Straight ahead lies a serene double bedroom, complete with built-in wardrobes and calming side profile sea views, perfect for relaxing mornings. To your right, the lounge/diner is the undeniable showstopper – a luminous, south-facing haven where the sweeping sea views take centre stage. It's a space designed for the ultimate restful experience, with room for a cosy sofa and dining table for your evening meals. Flowing seamlessly into the kitchen, you'll find a charming, well-equipped space, again with sea views and features integrated appliances. A thoughtfully curated home that has no shared walls to any of the other flats, in grey and white modern colour schemes throughout, this home combines functionality and coastal inspiration through every window.

## Exterior

Outside, this seafront sanctuary continues to impress. Two private resident only communal car parks are there to use at your

disposal, ensuring convenience for residents and guests alike. An outdoor patio area with seating is available to residents and guests to use, an idyllic spot perfect for morning coffees or lunches with friends and family overlooking the sea. Socially, the building excels – with communal lounges and hobby rooms hosting a range of activities from coffee mornings and card games to bingo and darts. With access to guest rooms, laundry facilities and library, the lifestyle here is as engaging as it is relaxing. The building is well kept and the gardens well maintained so you can always look forward to coming home to a pleasant atmosphere.

## 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. The owners recommendation is to take a short walk to Padrino Italian Restaurant & Pizzeria for exquisite feasting on authentic tasting Italian meals. For those who enjoy the arts, you will delight in being near Cliffs Pavilion Theatre, with it's abundant schedule of shows and events to enjoy escaping to a new world through song and dance. Travel is effortless with Westcliff Train Station a mere five-minute stroll 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

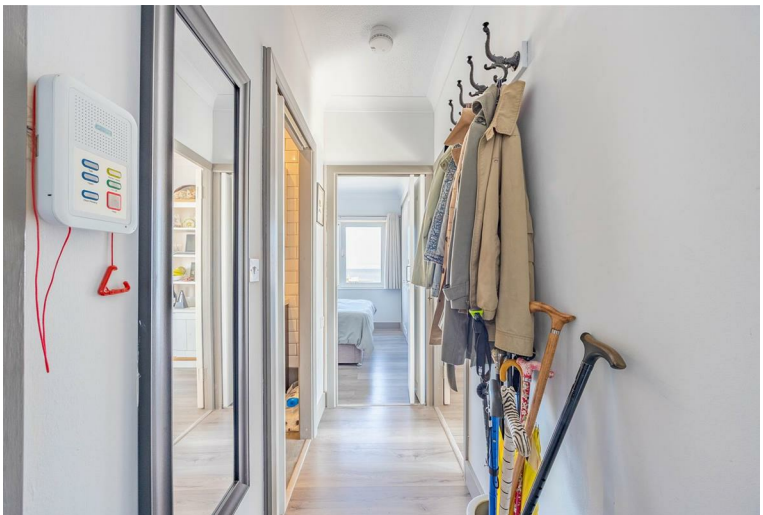
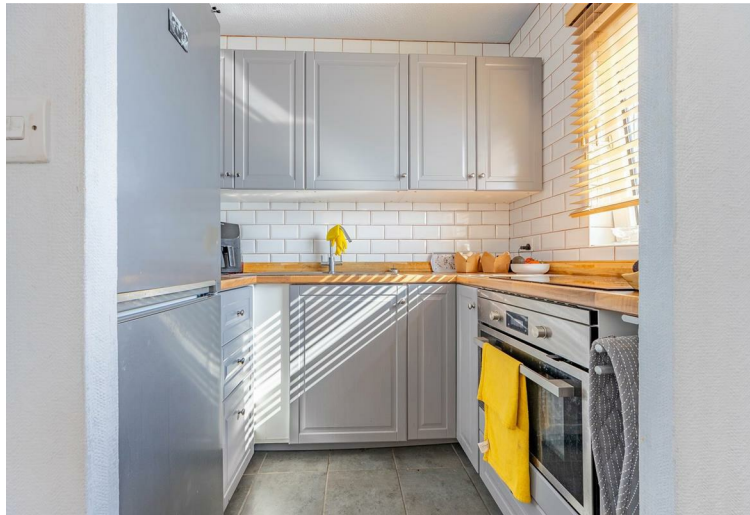
Year remaining: 119

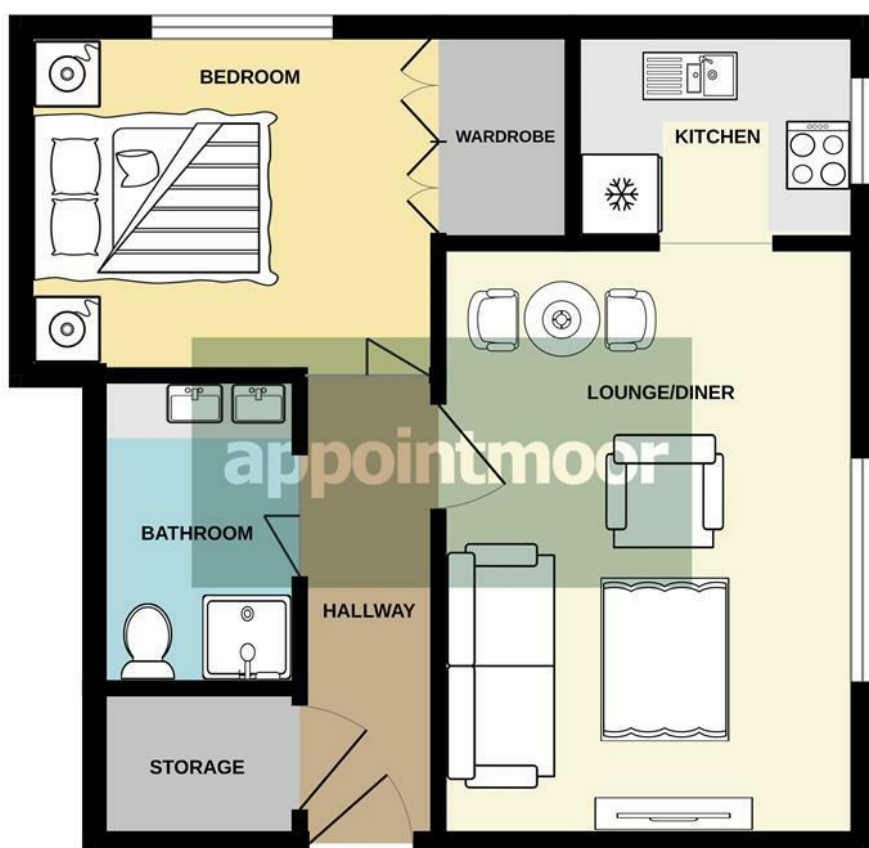
Annual service charge: £3400.00

Annual ground rent: £442.00

(Approximate amounts advised by the owners)







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.



| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

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