



# FOR SALE

## Holland Road, Westcliff On Sea SS0 7TF

Asking Price £115,000 Leasehold Council Tax Band - C

1  1  1  409.03 sq ft

- Sixth Floor One Bedroom Retirement Home
- Private Balcony With Sea Views
- Spacious Lounge/Diner With Seamless Access Into The Kitchen
- Double Bedroom With Built In Wardrobe Storage
- Fully Wheelchair Accessible Development With Lifts To All Floors
- Beautifully Maintained Communal Gardens
- Prime Seafront Position Just Moments From The Beach
- Useful Hallway Storage Cupboard For Keeping Items Organised
- Residents Only Parking Situated Close To Building Entrances
- Excellent Access To Westcliff Train Station And Bus Routes

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

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## Description

Bright, welcoming and designed for comfortable living, the apartment features a spacious double bedroom with sea views, a generous lounge/diner opening to a private balcony, and a practical kitchen with integrated appliances. Thoughtful storage, balanced proportions and flowing natural light throughout make this a calming coastal retreat.

Enjoy peaceful estuary glimpses from your balcony, beautifully maintained communal gardens and the convenience of residents-only parking. With full wheelchair accessibility, secure entry and lifts to all floors, the building provides both comfort and reassurance, wrapped in a serene seafront setting.

Just moments from the beach, Hamlet Court Road, cafés, restaurants and the Cliffs Pavilion, this location offers the best of coastal and cultural lifestyle. Excellent transport connections, including Westcliff Station and nearby bus routes, make travelling effortless, placing everything you need within easy reach.

### Measurements

Lounge/Diner  
4.49m x 3.22m (14'8" x 10'6")  
Kitchen  
1.65m x 2.24m (5'4" x 7'4")  
Bedroom  
3.52m x 2.65m (11'6" x 8'8")  
Bathroom  
1.64m x 2.07m (5'4" x 6'9")  
Hallway  
2.63m x 0.94m (8'7" x 3'1")

### Interior

Stepping into the flat is a welcoming hallway, thoughtfully designed with a storage cupboard to maintain a tidy living space. To the right sits the three-piece bathroom, fitted with bath tub, WC and hand basin in a neutral colour scheme. At the end of the hall, the spacious double bedroom offers built-in wardrobe storage and sea views to the right, creating a soothing sanctuary. The lounge/diner is wonderfully bright, illuminated by a large glass door and adjoining window that open onto the private balcony—an ideal spot to soak in the coastal backdrop. Flowing seamlessly from the lounge/diner, the kitchen features base units on either side and integrated oven and hob, a practical and comfortable space for meal preparation. A beautifully balanced home that harmonises convenience, comfort and coastal charm.

### Exterior

Perfectly positioned against the serene seafront, this delightful apartment enjoys estuary views from its private balcony, offering a peaceful setting to unwind. The communal gardens are

adorned with vibrant shrubs and colourful planting, creating a tranquil shared outdoor space for relaxation. Residents benefit from a dedicated parking area situated close to the building's entrances, ensuring everyday ease. With full wheelchair accessibility and lifts to every floor, the property is designed to provide comfort and practicality for all who live here. You have use of a laundry room and communal lounge's to enjoy quality time with guests or other residents during social events planned in the building. A lovely environment for companionship and enrichment.

### Location

Homecove House is exceptionally well located, just steps from the shoreline and moments from the bustling shops and eateries along Hamlet Court Road. The area's thriving cafés, popular restaurants and the iconic Cliffs Pavilion offer endless local enjoyment. Westcliff Train Station is only a five-minute walk away, with excellent bus links close by—making travel effortless. A perfect blend of coastal calm and urban convenience.

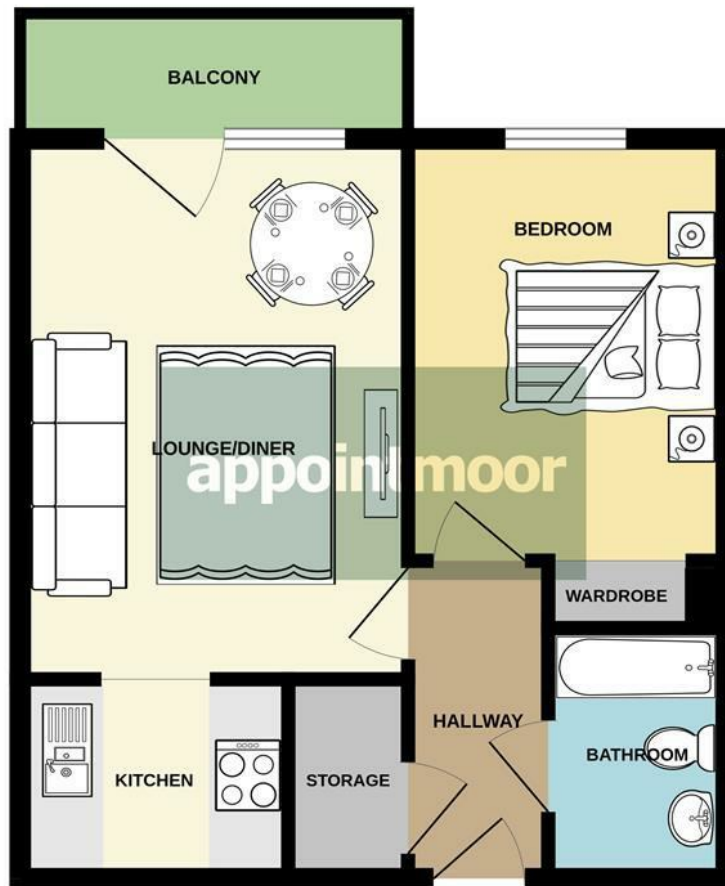
### Tenure

Leasehold  
Years remaining: 59  
Annual service charge: £3,640.00  
Annual ground rent: £443.00









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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	69	71
(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:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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