



Holland Road

Westcliff-on-Sea

- GROUND FLOOR RETIREMENT FLAT
- DIRECT ACCESS TO OWN GARDEN
- ONE BEDROOM
- REFURBISHED THROUGHOUT



£125,000

Hair & Son offer this unique ground floor retirement flat benefitting from its own directly accessed patio and garden. Refurbished throughout with a modern shower room, modern kitchen with appliances and a good size lounge and bedroom. With the full use of communal facilities and no onward chain.





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HALL

8' 75" x 2' 99" (4.34m x 3.12m) With large storage cupboard.

LOUNGE

18' 74" x 10' 52" (7.37m x 4.37m) Large lounge with patio doors opening onto the garden area.

KITCHEN AREA

7' 23" x 5' 39" (2.72m x 2.51m) Refurbished kitchen with gloss white units. Freestanding cooker and dishwasher to remain.



BEDROOM

15' 37" x 8' 64" (5.51m x 4.06m) Double bedroom with original fitted wardrobe, plenty of space for additional wardrobes and other units.

SHOWER ROOM

Refurbished shower room, vanity sink unit and w.c.

GARDEN

Access to own garden from the lounge patio doors. Lovely garden area with sea views.



LEASE

Council Tax Band C.

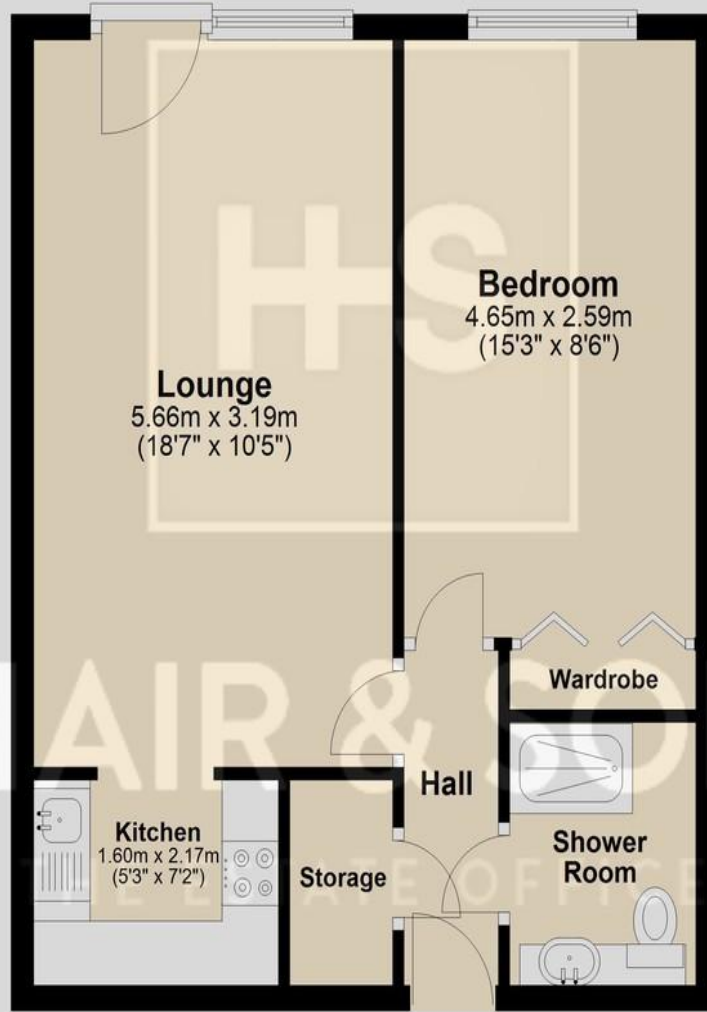
EPC Rating D.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 43.2 sq. metres (465.4 sq. feet)

Regulated by RICS

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