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Sheen's
The *Action* Agents



The Lodge, Hall Crescent
Holland-on-Sea, CO15 5DA

Located in the popular coastal area of Holland-on-Sea is this OVER 55'S FIRST FLOOR RETIREMENT STUDIO APARTMENT which benefits partial sea views over the communal grounds and across the road. 'The Lodge' at Little Holland Hall offers facilities including; Communal Lounge/Dining Room, Guest Facilities, Regular Social Activities on site and also has the options of Laundry Service & Meals available (Additionally paid for when required). The regenerated beaches and sea front are located within 150 metres with Clacton town centre and mainline railway station within two and a quarter miles. An early viewing is advised on this Studio apartment which offers the opportunity of retirement in a prestigious area close to the sea, along with a manageable independent living space of your own.

- Studio Retirement Apartment
- 18'7 max Lounge/Kitchenette
- 9'3 Studio Style Bedroom Area
- New Modern Shower Room
- Double Glazed Windows
- Communal Gardens & Lake
- Communal Lounge/Diner
- Over 55's Retirement Complex
- No Onward Chain
- EPC D & Council Tax A







Price £27,500 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security intercom system to:

COMMUNAL ENTRANCE HALLWAY

Stair flight with stairlift and additional passenger lift to first floor. Access to Communal Lounge & Dining Room (Meals can be ordered upon request with additional charges applicable). Private Entrance door on first floor communal landing to:



ENTRANCE HALLWAY

Built in airing cupboard. Newly fitted carpet. Open access to Lounge/Kitchenette and Bedroom area. Door to;

SHOWER ROOM

6'8 x 5'11

Newly fitted (2025) shower room comprising of; low level WC, pedestal hand wash basin. Independent double shower cubicle with wall mounted shower (not tested). Part Aqua panelled walls. Extractor fan (not tested).



STUDIO STYLE BEDROOM AREA

9'3 x 5'9

Newly fitted carpet. Studio style bedroom area.



LOUNGE/KITCHENETTE



18'7 x 10'3 max nar 7'9

Lounge Area; Wall mounted electric heater (not tested). Double glazed windows to side and rear offering views overlooking communal grounds with distant sea views across road. Newly Fitted Carpet.

Kitchenette Area; Comprises wood effect panel fronted units with inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic hob with extractor hood above. Appliances not tested. Undercounter fridge and freezer spaces. Range of matching wall mounted units.

LOUNGE AREA VIEW



KITCHENETTE AREA VIEW



VIEWS FROM LOUNGE/KITCHENETTE



OUTSIDE - FRONT

There is communal parking located to the front of the property.





OUTSIDE REAR -COMMUNAL GROUNDS & LAKE

The property benefits from communal lawns with array of shrubs and trees. Pathway leads down to a Lake which is located within the grounds.





MEAL & LAUNDRY SERVICES

The Lodge at Little Holland Hall has the benefit of meal and laundry services which can be organised on an as and when basis - These services are available for an extra charge.

HOLLAND SEAFRONT

Hollands regenerated beaches and sea front are located around 150 metres away.



JE 0325

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A ; Payable 2026/2027 £1483.98 Per Annum
Length of lease (years remaining): 88 years Annual ground rent amount (£): £45 Ground rent review period (year/month): TBC Annual service charge amount (£): £5220 per year (£435PCM) Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Please see: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non-Standard Property Features To Note: Over 55's Retirement Complex

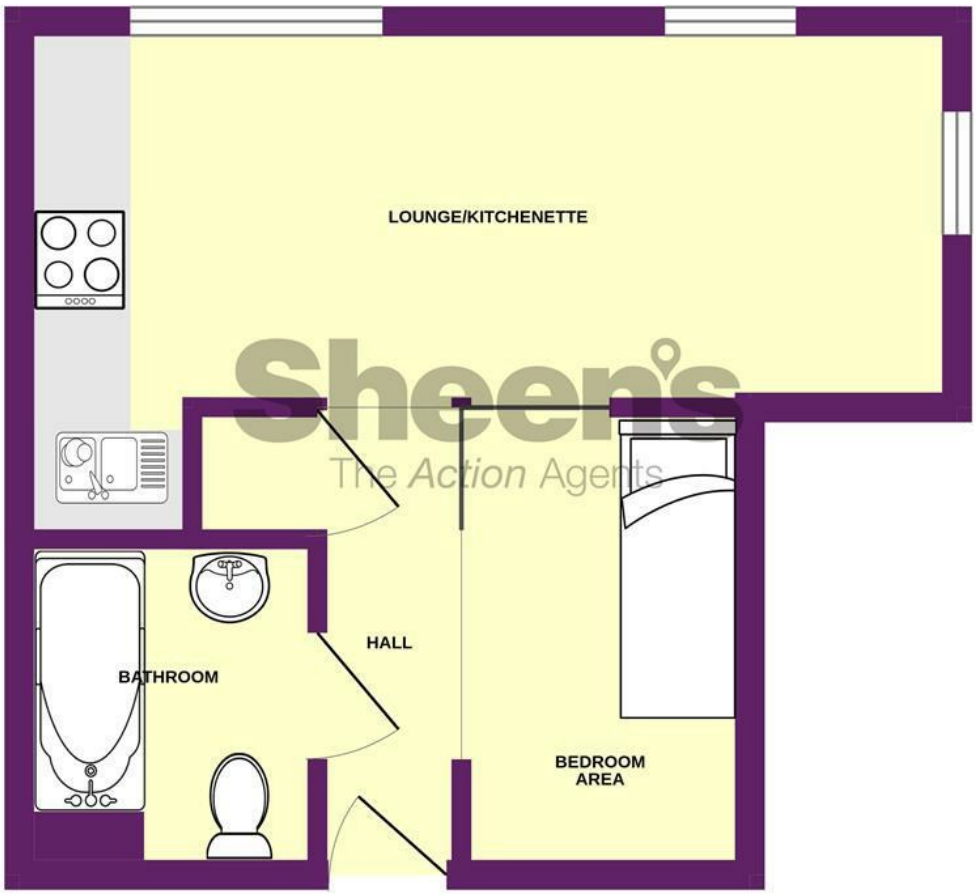
Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

FIRST FLOOR



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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