



Ditton Court Road, Westcliff-On-Sea
£335,000

home.

17 Ditton Court Road

Westcliff-On-Sea

SS0 7HG



- Stylish Two Bedroom Ground Floor Apartment
- Spacious Lounge
- Kitchen/Diner With French Doors Leading Out To The Rear Garden
- Great Size Master Bedroom
- Landscaped East Backing Private Rear Garden With Hot Tub & Purpose Built Garden Room
- Communal Garden & Off Street Parking
- Perfectly Positioned For Hamlet Court Road Shopping
- Short Stroll Of Westcliff Mainline Railway Station

Interested?

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

01702 480 033





Home Of Leigh are very excited to offer for sale this super stylish two bedroom ground floor apartment which benefits from both off street parking and direct access into its own private and beautifully maintained rear garden.

The accommodation includes a well maintained communal entrance hall, private hall, a spacious lounge with access to a kitchen/diner with French doors leading out to the rear garden, a great size master bedroom with fitted wardrobes, a second bedroom also giving access to the rear garden plus a modern three piece shower room.

Externally the property offers an incredible amount of outside space including a landscaped east backing private rear garden with hot tub and a purpose built garden room as well a further communal garden and off street parking to the front of the building.

Located on Ditton Court Road in the heart of Westcliff On Sea, this characterful garden apartment is perfectly positioned to take full advantage of Hamlet Court Road and its array of shops, bars and restaurants as well as being within a short stroll of Westcliff mainline railway station giving direct access into London Fenchurch Street.



Accommodation Comprises

Communal entrance door leading to:

Communal Entrance Hall

With further private door leading to:

Entrance Hall

6'5 x 3'6

Tiled flooring, fitted floor to ceiling storage cupboard with glazed doors. Access to:

Inner Hallway

7'3 x 3'11

With wood flooring throughout, coved to smooth plastered ceiling, wall mounted entry phone system. Doors to:

Lounge

14'9 x 14'4

Double glazed window to side aspect, archway to kitchen, double glazed French doors to bedroom two, wood flooring, coved to smooth plastered ceiling with inset spotlighting, feature vertical radiator.

Kitchen/Diner

14'1 x 10'5

Double glazed windows to side and rear aspect and double glazed French doors to rear giving access to the garden. The kitchen is fitted to include a one and a quarter bowl stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units with tiled splashbacks, appliance space and plumbing for washing machine, further space for dishwasher and fridge freezer, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, radiator.

Bedroom One

11'1 x 10'11

Double glazed window to rear aspect, wood flooring, coved ceiling, range of fitted floor to ceiling mirror fronted wardrobes, additional glazed storage cupboard with bespoke shelving, radiator.

Bedroom Two

8'3 x 8'3

Double glazed windows to side aspect and double glazed French doors to rear again, giving access to the garden, wood flooring, exposed brick work to one wall, feature roof lantern, ceiling mounted heater, radiator.

Shower Room

10'8 x 3'11

Modern three piece suite comprising; walk-in shower with Rainfall shower head, low level WC, wash hand basin with mixer tap and vanity cupboards beneath, coved to smooth plastered ceiling with inset spotlighting, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, coved cornice to smooth plastered ceiling, towel rail, glazed vanity cupboard, radiator.

Externally:

Rear Garden:

The property benefits from a great size east backing rear garden which is attractively paved providing a fantastic space for outside dining and entertaining. Small lawn area and enclosed by screen panel fencing with side gate to front and communal garden, outside lighting, outside water tap, access to a purpose built Garden Room which measures 10'2 x 7'10, double glazed windows and French doors, power and lighting connected, wood flooring, ceiling heater.

Communal Gardens:

The property also has use of a communal garden.

Front:

There is allocated parking for one vehicle, located to the front of the property.

Lease Information

Lease: 149 years remaining
Ground Rent: £0 - Peppercorn
Service Charge: £1,350.00 Per Annum
Sinking Fund: £100 Per Annum

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











Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat - Ground Floor

Approx. 742.00 sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: A

£335,000

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