



Hamlet Court Road, Westcliff-On-Sea  
£455,000

home.



# 299 Hamlet Court

Westcliff-On-Sea  
SS0 7DD



- Super stylish and beautifully presented
- Double glazed conservatory
- Spacious entrance hall
- Close to Westcliff's mainline railway
- Secluded rear garden
- Short stroll of the bustling shops
- Three bedrooms
- Restored original features
- Spanish Andalusian tiles

## Interested?

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

01702 480 033







## Property Overview

Home Of Leigh are very excited to offer for sale this super stylish and beautifully presented three bedroom terrace located in a popular and convenient position in the heart of Westcliff on Sea and which benefits from a modern fitted kitchen & bathroom as well as a westerly aspect rear garden.

The characterful living accommodation, with a nice balance of heritage & modern design, includes a spacious entrance hall, a formal lounge, separate dining room

which is semi open plan to a smart fitted kitchen and a fabulous double glazed conservatory across the back of the house, opening out to the rear garden.

To the first floor there are three bedrooms and a four piece family bathroom.

Externally the property offers access to a fairly secluded rear garden with a westerly aspect.

Located on Hamlet Court Road in the popular town of Westcliff on Sea, this charming home is within a short

stroll of shops, parks, the seafront & restaurants towards the opposite end of Hamlet Court Road as well as Westcliffs mainline railway station giving direct access into London Fenchurch Street.





## Accommodation comprises of...

### Accommodation Comprises:

The property is approached via part glazed entrance door leading to:

### Entrance Hall:

14'7" x 5'10"

A great size entrance hall with original quarry tiled flooring throughout, stairs leading to the first floor landing with bespoke fitted storage beneath, dado rail, picture rail, radiator, doors to:

### Lounge:

15'7" x 12'1"

Double glazed bay window to front aspect, exposed and varnished wooden floorboards, coved cornice to ceiling with feature ceiling moldings and central ceiling rose, restored original fireplace with wood mantle, radiator.

### Semi Open Plan Kitchen/Diner:

18'3" x 15'7"

A wonderful space with two clearly defined areas:

### Kitchen:

8'7" x 6'9"

French doors to the conservatory, large open plan hatch to the dining room. The kitchen is fitted to include a butler sink with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, integrated fridge with separate freezer, integrated space and plumbing for washing machine, tiled flooring.



**Dining Room:**

15'7 x 10'10

Double glazed window and French doors to the conservatory, exposed and varnished floorboards, smooth plastered ceiling, picture rail, radiator.

**Double Glazed Conservatory:**

15'10 x 12'10

Double glazed windows to side and rear aspects with French doors leading to the rear garden, tiled flooring.

**First Floor Landing:**

7'9 x 6'10

Exposed and white painted floorboards, picture rail, access to loft space, doors to:

**Bedroom One:**

15'8 x 10'11

Double glazed bay window to front aspect, exposed and white painted floorboards, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, radiator.

**Bedroom Two:**

12'10 x 10'10

Double glazed window to rear aspect, exposed and white painted floorboards, built-in alcove storage cupboards, smooth plastered ceiling, radiator.

**Bedroom Three:**

8'6 x 6'10

Double glazed window to front aspect, exposed and white painted floorboards, smooth plastered ceiling, radiator.

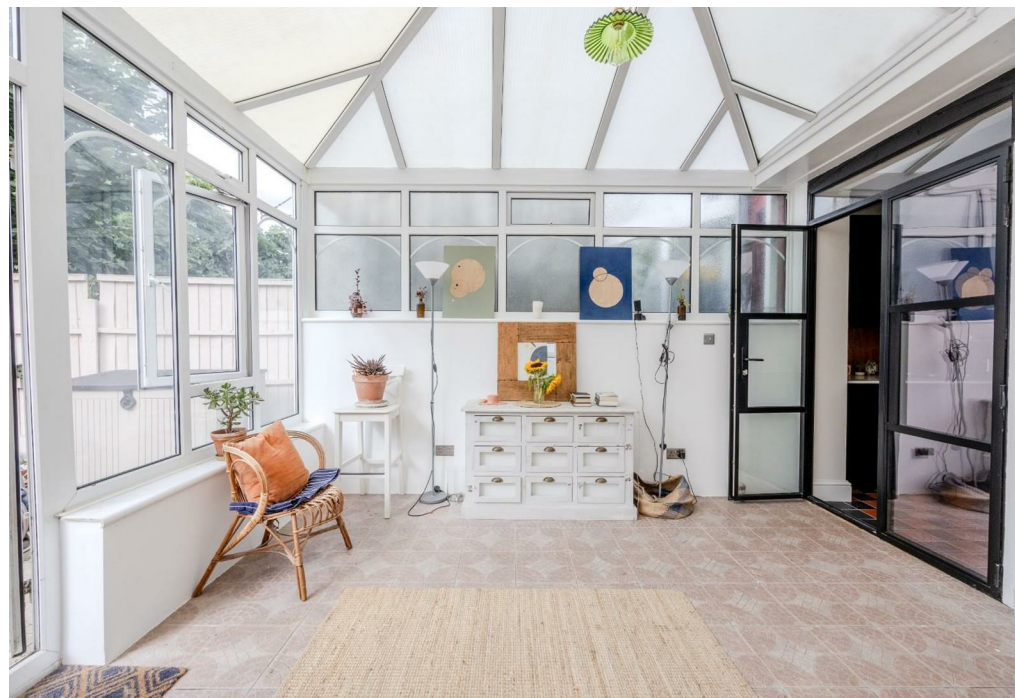
**Family Bathroom:**

8'11 x 6'10

Double glazed obscure window to rear aspect, modern four piece suite comprising; bath with mixer tap and shower attachment, low level WC, fully tiled shower cubicle, wash hand basin with vanity storage beneath, exposed and white painted floorboards, heated towel rail.

**Externally:****Rear Garden:**

The rear garden commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, garden shed to remain.









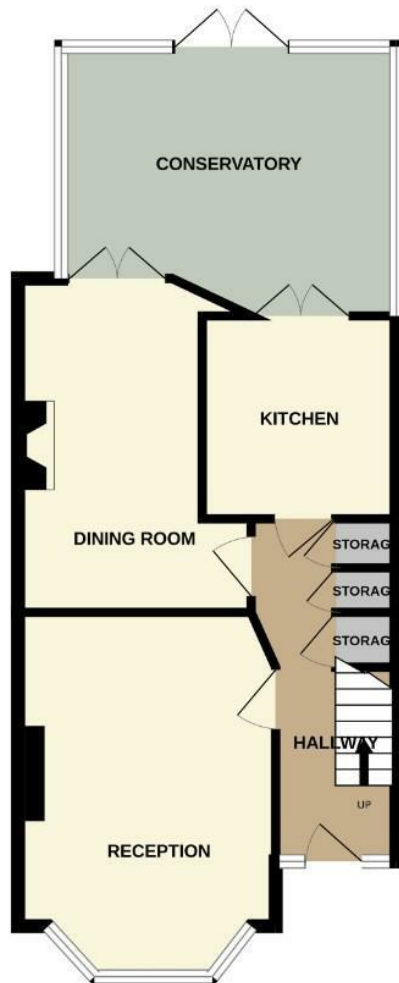




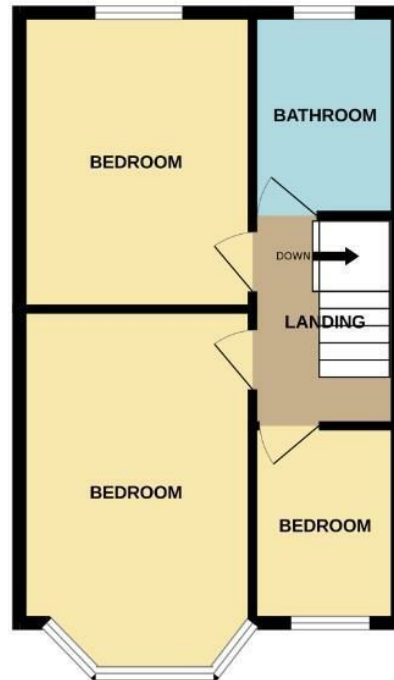




GROUND FLOOR



1ST FLOOR



## Property Details

3 Bedrooms  
1 Bathrooms  
3 Reception Rooms  
House - Terraced

Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: C

£455,000

### Interested?

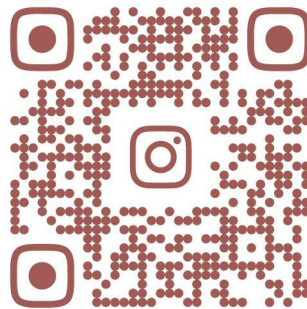
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