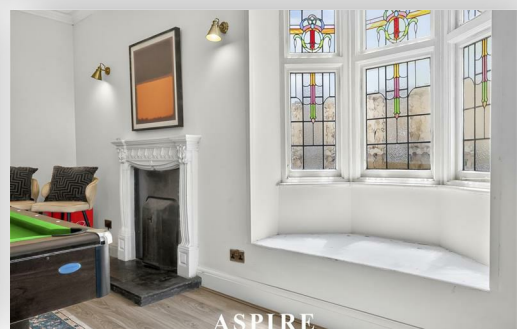
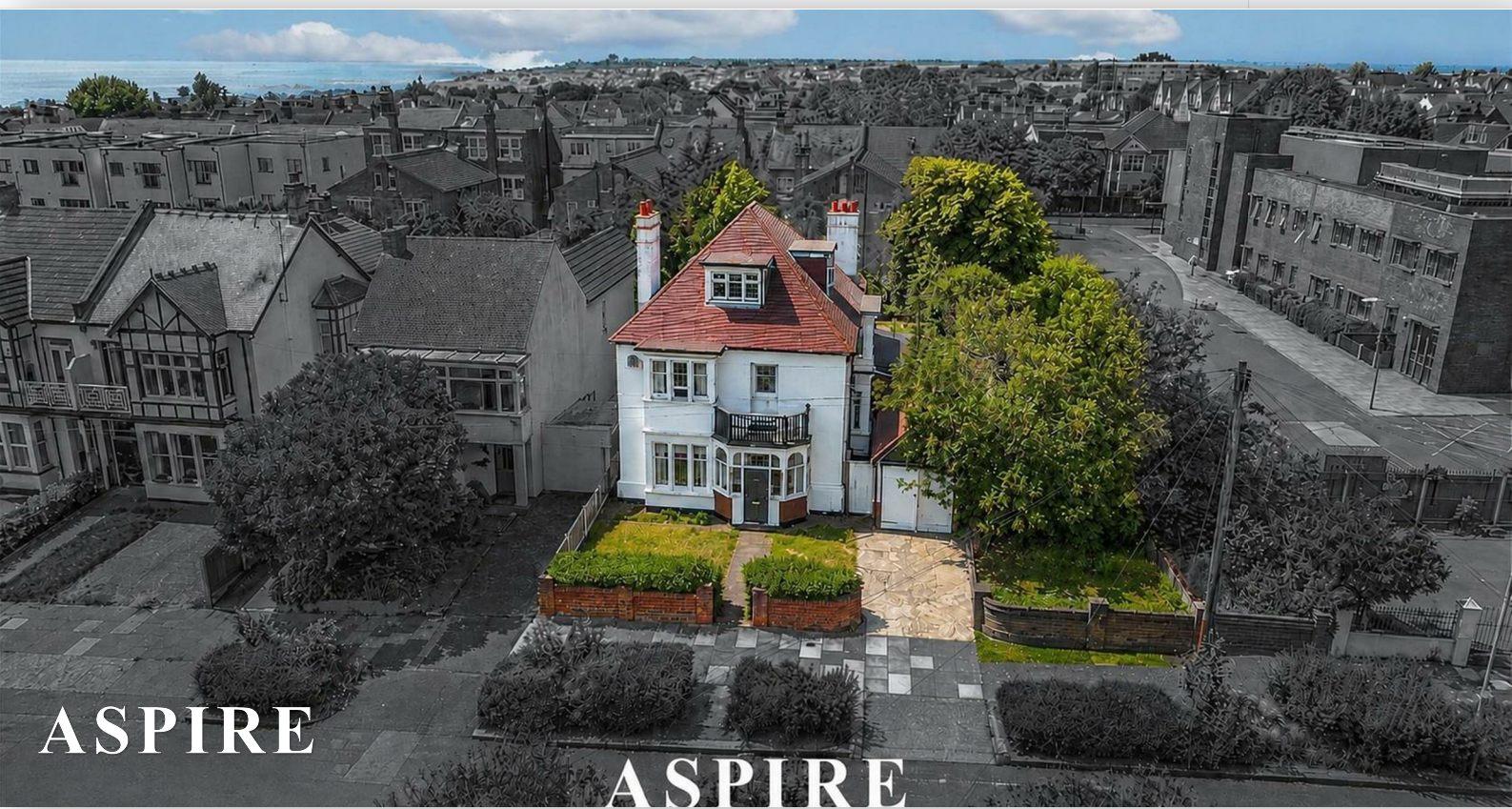


*To arrange a viewing contact us  
today on 01268 777400*



## **Ditton Court Road, Westcliff-on-sea, Southend-on-s, Guide price £875 000**

Aspire Estate Agents are delighted to present to the market this exceptional five-bedroom detached residence, positioned on the highly desirable Ditton Court Road in Westcliff-on-Sea. A home of real presence, elegance and scale, this remarkable property offers an outstanding blend of period charm, grand reception space, versatile family accommodation and impressive outdoor areas.

From the moment you arrive, the property makes a lasting impression. Set back with off-street parking and a garage, the home immediately showcases the character and stature expected from a residence of this calibre. Internally, the accommodation is both substantial and beautifully arranged, offering a wealth of original features, generous proportions and an incredible sense of space throughout.

GUIDE PRICE £875,000 - £925,000

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

The ground floor begins with a welcoming porch leading into a grand entrance hall, setting the tone for the rest of the home. To the front, the lounge is a warm and characterful reception room, complete with a beautiful bay window and feature fireplace. The true showpiece, however, is the magnificent ballroom, stretching over 31ft in length and providing a truly spectacular entertaining space. With a feature fireplace, bay window to the side and French doors opening directly onto the garden, this room is perfect for hosting, family gatherings or simply enjoying an exceptional everyday living space.

A separate dining room continues the sense of grandeur, again benefitting from a feature fireplace and bay window, while an open archway leads through to the spacious kitchen. The kitchen offers ample storage and workspace, with direct access into a substantial utility room, creating a highly practical layout for busy family life. A ground floor W/C completes the ground floor accommodation.

To the first floor, the property continues to impress with four generous bedrooms, a family bathroom and separate W/C. The landing itself is a striking feature, enhanced by a beautiful stained-glass window that adds yet another layer of charm and individuality. From this level, there is also access to a front-facing balcony, as well as a rear roof terrace, providing two wonderful outdoor retreats and adding to the home's already impressive versatility.

Occupying the entire second floor is the superb principal bedroom suite. This outstanding space measures over 25ft and offers an incredible private sanctuary, complete with storage and access to a luxurious en-suite bathroom featuring a freestanding bath and walk-in shower. It is a truly special principal suite and one of the standout features of the home.

Externally, the property enjoys a generous rear garden, mainly laid to lawn and ideal for families, entertaining or relaxing outdoors. Further benefits include off-street parking, a garage, double glazing and gas central heating.

The location is another major advantage. Ditton Court Road is a sought-after Westcliff-on-Sea address, well placed for local schools including Barons Court Primary School, Milton Hall Primary School and Nursery, and Belfairs Academy. Hamlet Court Road and London Road are both within easy reach, offering a wide selection of shops, cafés, restaurants and amenities, while the seafront, local parks and theatres are also nearby.

Excellent transport links include local bus routes and Westcliff Train Station, making this a fantastic choice for commuters and families alike.

A substantial, character-filled detached home of this size and quality is rarely available in such a convenient and sought-after location. Early viewing is highly recommended to fully appreciate the scale, charm and lifestyle this exceptional property has to offer.

#### Five Bedroom Detached House -

Porch -

Entrance Hall -

Lounge - 4.98m x 4.09m (16'4 x 13'5) -

Ballroom - 9.70m x 4.09m (31'10 x 13'5) -

Dining Room - 4.17m x 3.89m (13'8 x 12'9) -

Kitchen - 3.99m x 3.10m (13'1 x 10'2) -

Utility Room - 6.53m x 2.92m (21'5 x 9'7) -

Wc -

First Floor Landing -

Bedroom Two - 4.90m x 4.29m (16'1 x 14'1) -

Bedroom Three - 4.29m x 4.11m (14'1 x 13'6) -

Bedroom Four - 3.94m x 3.12m (12'11 x 10'3) -

Bedroom Five - 3.38m x 2.79m (11'1 x 9'2) -

Three Piece Bathroom - 2.03m x 1.98m (6'8 x 6'6) -

Wc - 1.98m x 0.81m (6'6 x 2'8) -

Front Facing Balcony -

Rear Roof Terrace -

Second Floor Landing -

Bedroom One - 7.67m x 5.21m (25'2 x 17'1) -

Ensuite -

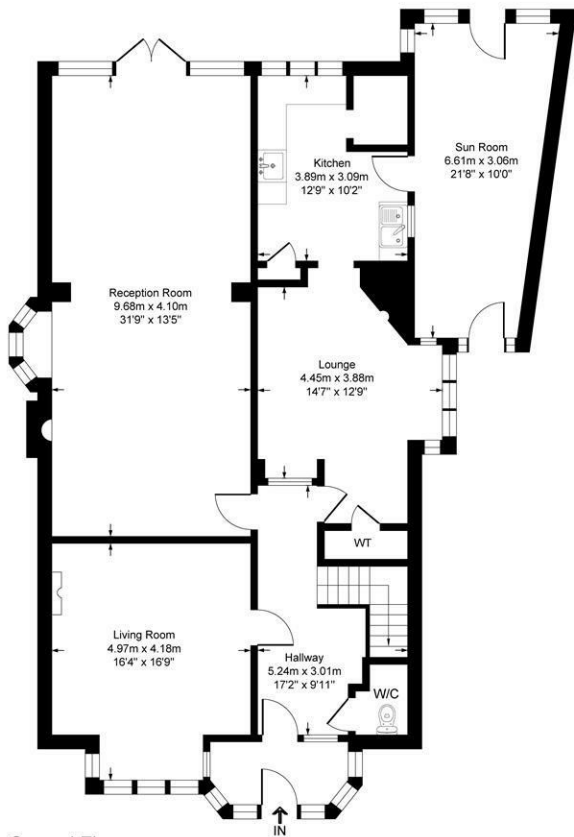
Garden -

Off-Street Parking -

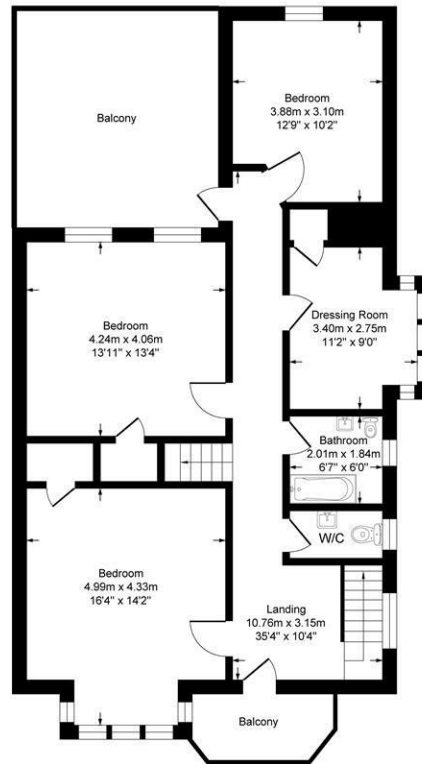
Garage -

# Ditton Court Road

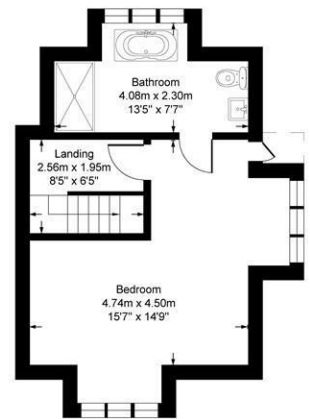
Approximate Gross Internal Floor Area = 250.2 sq m / 2693 sq ft



Ground Floor

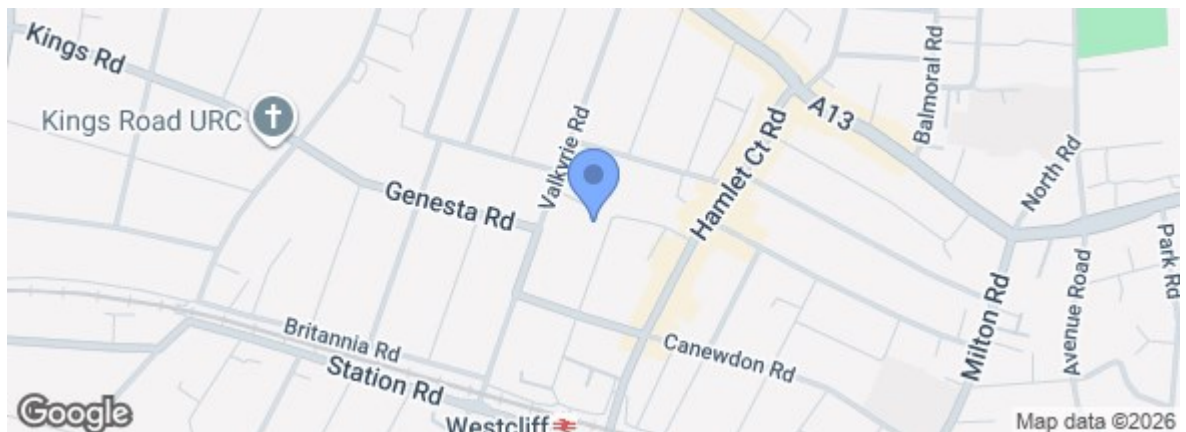


First Floor



Second Floor

| Energy Efficiency Rating                                        |                         |
|-----------------------------------------------------------------|-------------------------|
|                                                                 | Current                 |
| Very energy efficient - lower running costs                     |                         |
| (92 plus) A                                                     |                         |
| (81-91) B                                                       |                         |
| (69-80) C                                                       |                         |
| (55-68) D                                                       |                         |
| (39-54) E                                                       |                         |
| (21-38) F                                                       |                         |
| (1-10) G                                                        |                         |
| Not energy efficient - higher running costs                     |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|                                                                 | Current                 |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A                                                     |                         |
| (81-91) B                                                       |                         |
| (69-80) C                                                       |                         |
| (55-68) D                                                       |                         |
| (39-54) E                                                       |                         |
| (21-38) F                                                       |                         |
| (1-10) G                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.