



FOR SALE

**Ditton Court Road,
Westcliff-On-Sea SS0 7HG**

Offers In Excess Of £350,000 Leasehold Council Tax Band - B

2  1  1  742.71 sq ft

- Stunning Two Bedroom Ground Floor Apartment
- Private Garden With Lawn, Patio And Space For Hot Tub
- Fully Equipped Summer House With Heating And Electricity
- Modern Kitchen With Integrated Appliances
- Bright L-Shaped Free Flowing Lounge
- Additional Shared Garden And Shed Storage
- Luxurious Bathroom With Italian Fixtures And Porcelain Tiles
- Choice Of Secure Communal Entrance Or Private Side Gate
- Charming Period Façade With Allocated Parking Space
- Walking Distance To Hamlet Court Road, Station And Seafront

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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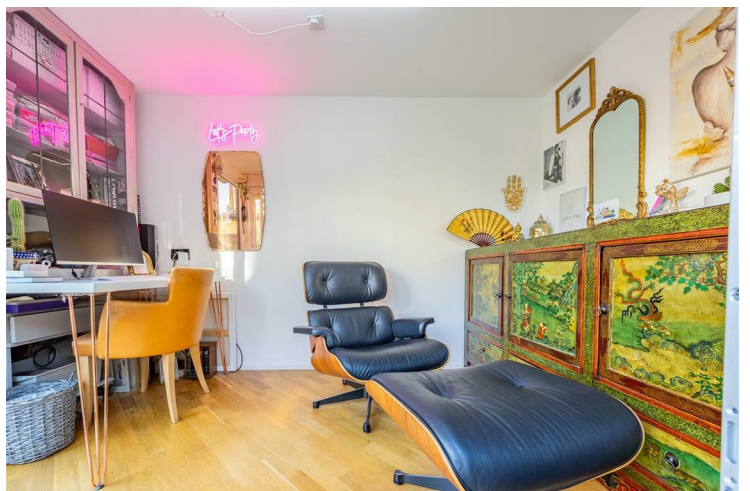
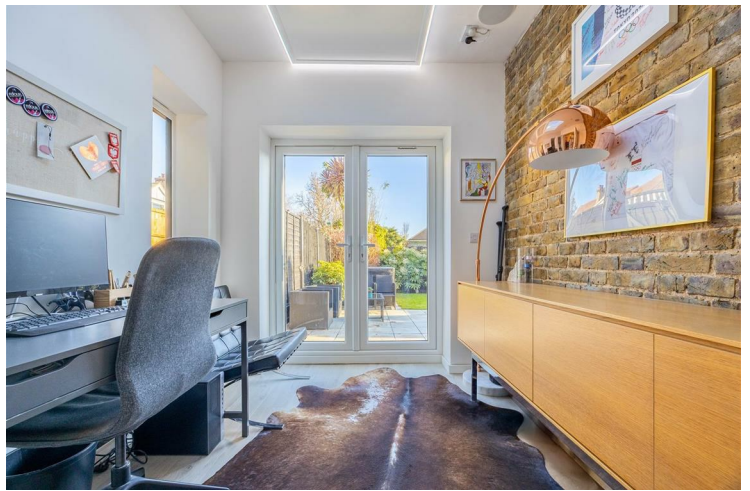
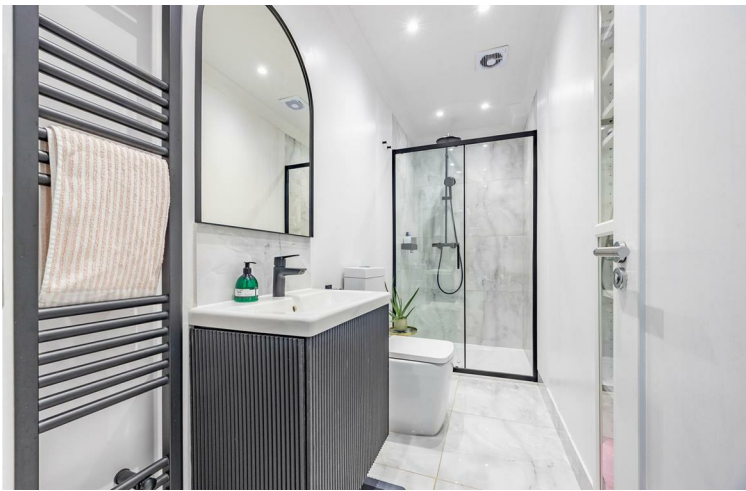
Description

Stylish, bright, and thoughtfully arranged, the interior of this ground floor apartment blends modern design with practical living. With a spacious layout, a free flowing L-shaped lounge, modern kitchen, two versatile bedrooms and a luxurious newly refurbished bathroom create a home that feels both elegant and inviting.

Charming curb appeal and an allocated parking space, the exterior impresses instantly. A private garden with lawn and patio, plus a fully equipped garden studio suited for work or leisure, delivers an exceptional outdoor lifestyle. A Jacuzzi in situ with an option to remain and an additional shared garden with shed storage further elevate the offering.

Just moments from Hamlet Court Road, Westcliff Station, the beachfront and cultural venues, this address offers the perfect balance of connectivity and coastal living. Whether enjoying seaside strolls, dining with friends, or catching a show at the Cliffs Pavilion, the lifestyle opportunities are enriching.





Measurements

Entrance Hallway

1.98m x 0.95m (6'5" x 3'1")

Bedroom 1

3.36m x 3.34m (11'0" x 10'11")

Shower Room

3.25m x 1.20m (10'7" x 3'11")

Lounge

2.67m < 4.50m x 4.31m > 2.39m (8'9" < 14'9" x 14'1" > 7'10")

Kitchen

3.31m x 4.29m (10'10" x 14'0")

Bedroom 2

2.84m x 2.44m (9'3" x 8'0")

Summer House

3.11m x 2.04m (10'2" x 6'8")

Interior

This beautifully presented ground floor apartment is a stunning blend of period charm and contemporary comfort. You can enter via the communal entrance, featuring secure telephone entry system, or enjoy enhanced privacy by accessing the apartment through the private garden side gate, leading directly to the rear entrances. The modern kitchen, complete with integrated appliances and multiple windows, is flooded with natural light and offers direct access to the private garden. The L-shaped lounge provides a welcoming flow through the apartment, ideal for a corner sofa and perfectly complemented by a large window that brightens the space. Bedroom 1 is a restful double, enhanced by mirrored built-in wardrobes, while Bedroom 2, currently utilised as an office, features beautiful windows and a striking skylight. Completing the interior is the luxurious newly refurbished bathroom, finished with high-quality materials, including Italian porcelain tiles and German Grohe tap and shower mixer, in a sophisticated and monochromatic colour scheme, creating a sleek and polished sanctuary.

Exterior

From the moment you arrive, the property exudes curb appeal with its vibrant period façade and the welcome advantage of an allocated parking space. A communal side path leads to the shared garden, where the current landlord has shed storage. The real highlight, however, is your own private garden - thoughtfully arranged with

paved areas, mature shrubs, landscaped borders, and a lawn section. It's perfect for entertaining, hosting gatherings, or simply relaxing outdoors. There is a jacuzzi in situ, with an option to remain as part of the apartment. An impressive fully insulated garden studio with double-glazed sliding doors and double-glazed windows, complete with ventilation, heating, lighting and electricity (fully certified); currently used throughout the year as an office, presents a multitude of possibilities: A home office, creative space, garden bar, or cosy snug. This outdoor retreat elevates the property far beyond the ordinary.

Location

Perfectly positioned, the apartment offers exceptional lifestyle convenience. A short stroll taking approximately 2 minutes, brings you to the multitude of offerings on Hamlet Court Road, filled with cafés, restaurants, and independent retailers. Westcliff Station is within easy walking distance, perfect for commuters. Coastal living is at its finest here, with the beachfront, seaside dining, and ice-cream parlours all close at hand, you can enjoy quality time with family and friends all year round. For those who relish arts and culture, the Cliffs Pavilion theatre is just a short distance away, offering a variety of performances. Overall, this location provides a wealth of enrichment and you will be happy to call Ditton Court Road - home.

School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery
Belfairs Academy

Tenure

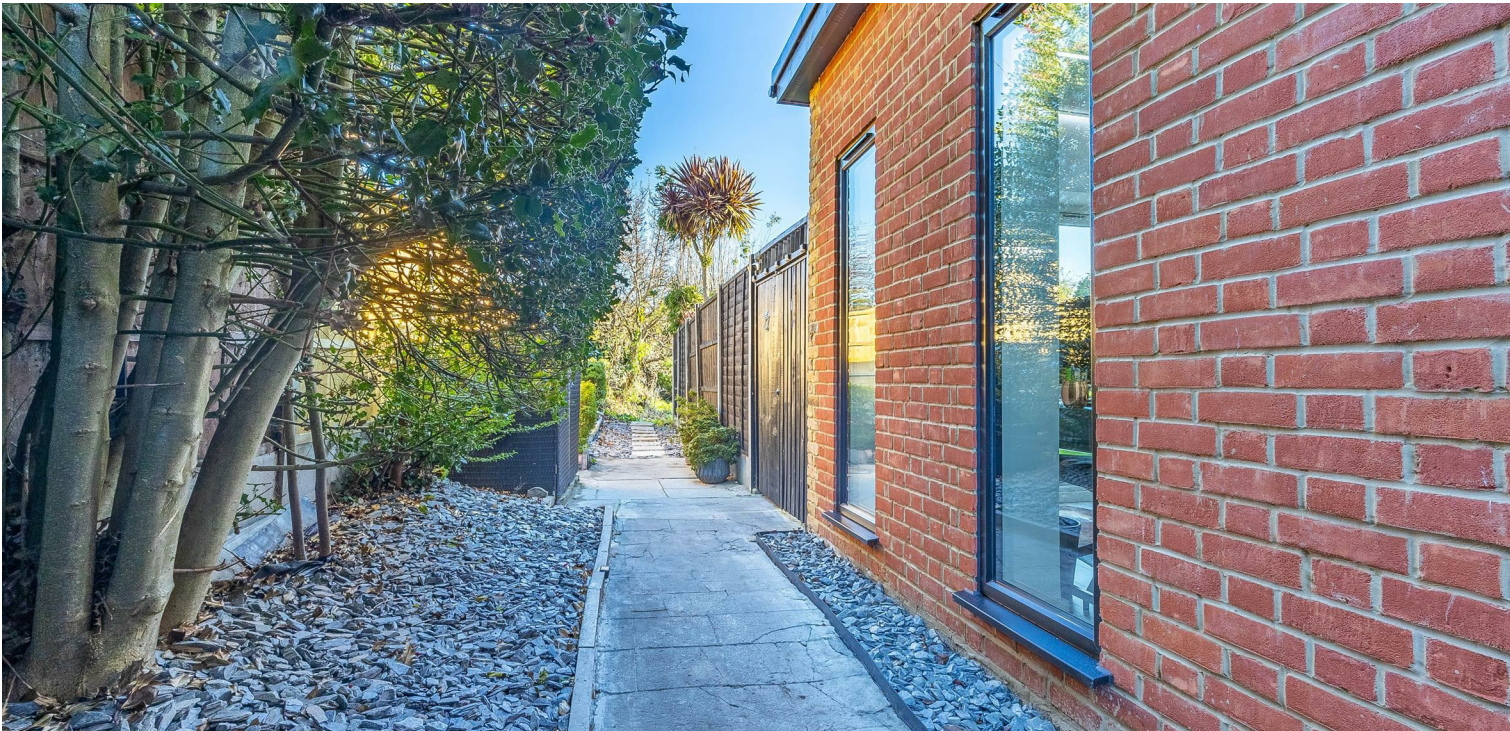
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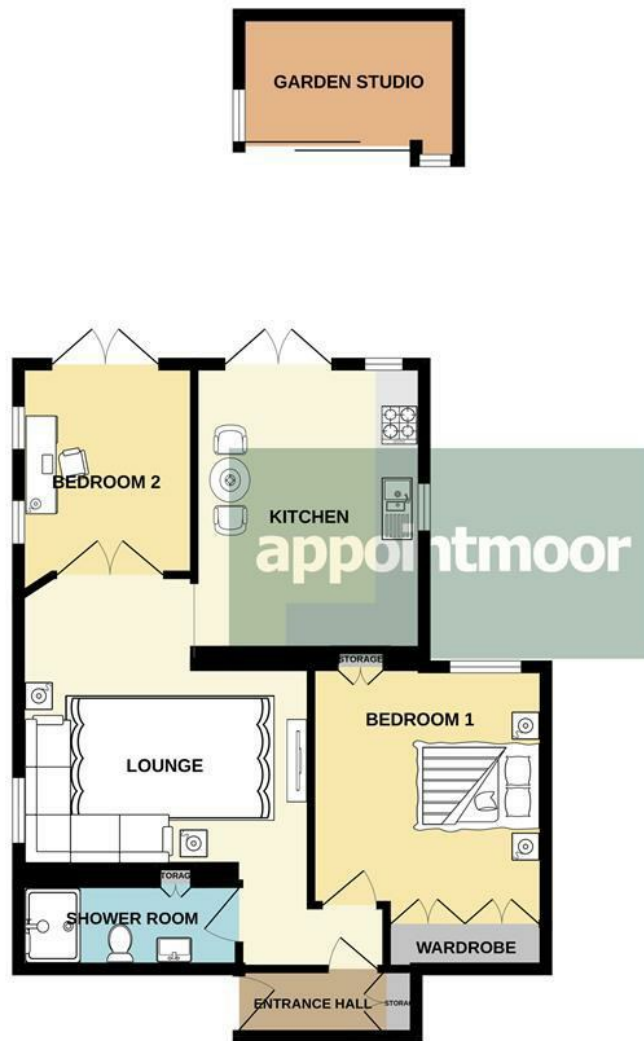
Years remaining: over 150

Annual ground rent: £0.00

Annual service charge: £0.00







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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