



£400,000 - £450,000 Bear Estate Agents are delighted to welcome to the market, this cosy and well presented detached family home in Westcliff-on-Sea. The accommodation comprises a spacious lounge/diner, a good-sized kitchen and a four piece bathroom on the ground floor. There are three bedrooms, with the master boasting storage and an ensuite bathroom located on the first floor. The property further benefits from having a low-maintenance garden, off-street parking and access to an integral garage which has a courtesy door to the bathroom.

Ditton Court Road is a quiet residential road in the heart of Westcliff-on-Sea within easy reach of an abundance of shops and eateries. There are convenient bus links close by, as well as Westcliff Train Station serving London Fenchurch Street Station and access to London Road. Also within the area, you will find local theatres, iconic parks and the picturesque seafront, along with favoured schools.

- Gorgeous detached family home
- Good sized kitchen
- Family bathroom and en-suite to bedroom one
- Ample storage throughout
- Open plan lounge-diner
- Four piece ground floor bathroom
- Three spacious bedrooms
- Off-street parking and a garage

## Ditton Court Road

Westcliff-on-Sea

**£400,000**

Price Guide





# Ditton Court Road



## Frontage

Paved driveway with parking for two vehicles, solid wood front door leading to:

## Entrance Hallway

Smooth ceiling, double glazed window to the front, real wood flooring, door through to:

## Lounge-Diner

20'0" x 11'1"

Smooth coved ceiling with an inset spotlight, stairs rising to the first floor landing with understairs storage, double glazed window to the front and side, wooden flooring, radiator, door to:

## Kitchen

12'2" x 10'5"

Smooth coved ceiling with an inset spotlight, double glazed window to the front. Kitchen comprising of wall and base level units with a roll edge laminate worktop, inset sink and drainer with a chrome mixer tap, pan drawers, space for a range cooker with an extractor fan above and a tiled splashback, space for a washing machine, space for a fridge freezer, tiles flooring.

## Bathroom

8'11" x 7'1"

Smooth coved ceiling with an inset spotlight, sunken corner bath with mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash basin, low-level w/c, door to garage, radiator.

## Split-Level First Floor Landing

Smooth coved ceiling, double glazed Velux window to the side, smoke alarm, loft access,

airing cupboard, wooden flooring, doors to all rooms.

## Bedroom One

14'2" x 11'8"

Smooth coved ceiling with inset spotlights, double glazed bay windows to the front and side, wooden flooring, radiator, door to:

## En-Suite

6'3" x 6'2"

Smooth ceiling with inset spotlights, double glazed window to the side, bathtub with a mixer tap, low-level w/c, wash basin, part tiles walls, tiled flooring, chrome heated towel rail.

## Bedroom Two

10'5" x 9'10"

Smooth ceiling with inset spotlights, double glazed Velux window to the front, space for a wardrobe, radiator, wooden flooring.

## Bedroom Three

11'6" x 10'7"

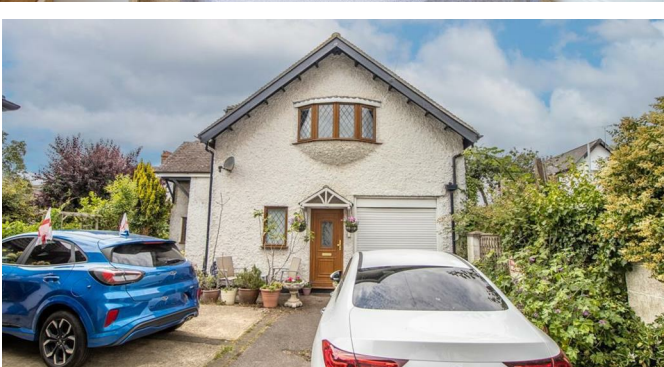
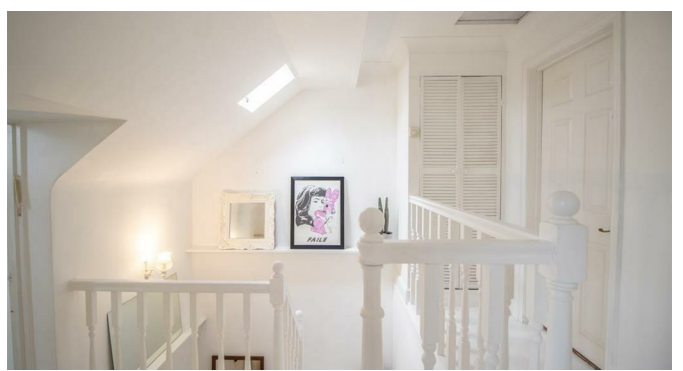
Smooth ceiling with a pendant light, double glazed Velux window to the side. radiator, carpet.

## Garage

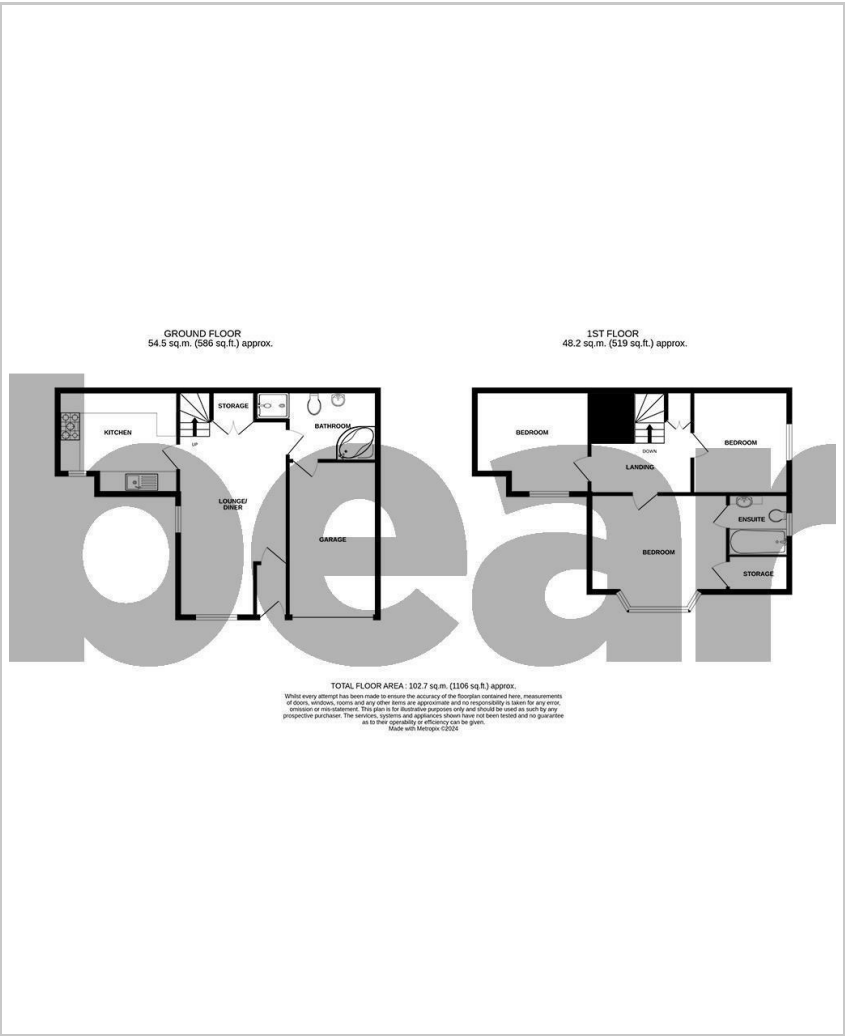
15'10" x 9'1"

Up and over door to the front, power lighting.

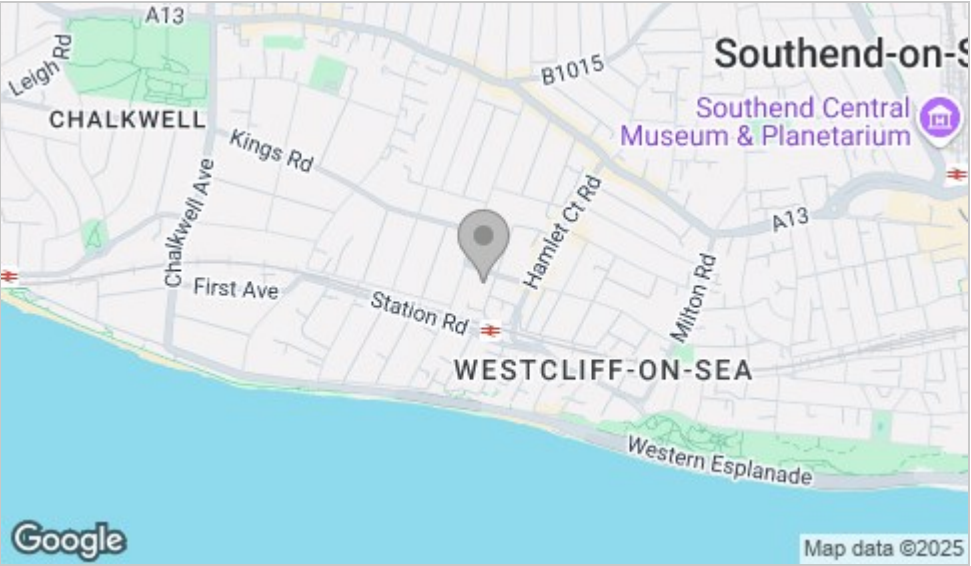




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

