



\* £220,000- £240,000 \* TOP FLOOR \* NEW EXTENDED LEASE ON COMPLETION \* Located in the charming area of Westcliff-on-Sea, this beautiful top floor flat on Ditton Court Road offers a delightful living experience with stunning sea views. The property features a generously sized lounge diner, perfect for both relaxation and entertaining, complemented by an additional second reception room that provides versatile space for your needs. The flat boasts a fantastic fully fitted kitchen, equipped with modern appliances, making it a joy for any home cook. The contemporary three-piece bathroom suite adds a touch of elegance and convenience to your daily routine. With a long lease by completion and minimal running costs, this property presents an excellent opportunity for first-time buyers. Conveniently located, you will find yourself just a stone's throw away from Westcliff Station, ensuring easy access to transport links. Additionally, the vibrant shopping facilities of Hamlet Court Road are nearby, offering a variety of shops and amenities. For those who enjoy the outdoors, the beautiful beachfront is merely moments away, providing the perfect setting for leisurely strolls or relaxing by the sea. This flat is not just a home; it is a lifestyle choice, combining comfort, convenience, and picturesque views. Don't miss the chance to make this lovely property your own.

- Top floor character flat
- Two reception rooms
- Modern three piece bathroom
- Great size bedroom with eaves storage recess
- Hamlet court road shopping facilities just around the corner
- Sea views from lounge diner
- Stunning fully fitted kitchen
- Double glazed and gas central heating with combi boiler
- Doorstep to Westcliff Station and Beachfront
- New healthy long lease and minimal running costs

## Ditton Court Road

Westcliff-on-Sea

**£220,000**

Price Guide





# Ditton Court Road



## Frontage

Entry phone system, pathway to:

## Communal Entrance

Stairs rising to first floor giving access to:

## Hallway Area

7'0" x 3'10"

Solid wood entrance door to the rear, smooth ceiling with picture rails, wall lights, radiator, tiled floor, hardwired smoke alarm, carpeted stairs to the top floor.

## Top Floor Landing

Loft hatch giving access to your own loft space (part boarded and insulated), smooth ceiling, hardwired smoke alarm, picture rails, carpet.

## Lounge-Diner

14'8" into the bay x 16'6" > 8'10"

Smooth ceiling, double glazed stained glass leadlight bay windows to the front, hardwired smoke alarm, sea views from the bay window, radiator, carpet, folding door to:

## Second Reception Area

11'3" > 8'4" x 6'9"

Smooth ceiling, built in shelving, radiator, carpet.

## Bedroom One

11'8" x 10'4"

Smooth ceiling, original loft hatch, eaves recess for storage, radiator, carpet, double glazed leadlight stained glass windows to the rear.

## Kitchen

16'0" x 5'7"

Smooth ceiling with inset spotlights, double

glazed stained glass leadlight windows to the rear. Modern kitchen comprising of; wall and base level units with a square edge laminate worktop, integrated slimline dishwasher, Neff oven with a four ring gas hob and a Neff extractor fan above, glass splashback, pull out bin storage, space for a fridge freezer, space for a washing machine, stainless steel sink and drainer, set of drawers, tiled flooring, radiator, folding door to:

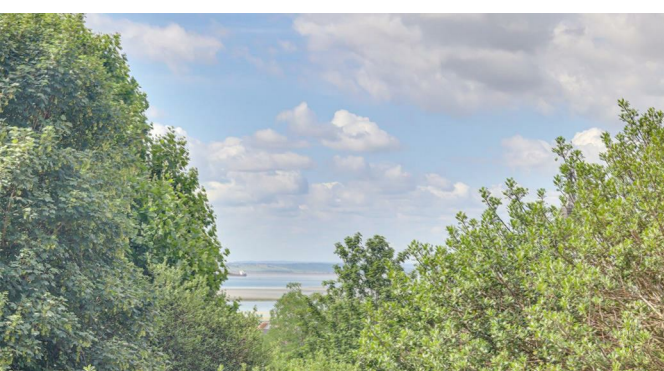
## Bathroom

11'3" x 4'5"

Smooth ceiling with inset spotlights, extractor fan, paneled bath with an electric shower over, wash basin, low-level WC, cupboard housing the wall mounted combination boiler, built in shelving, tiled flooring.

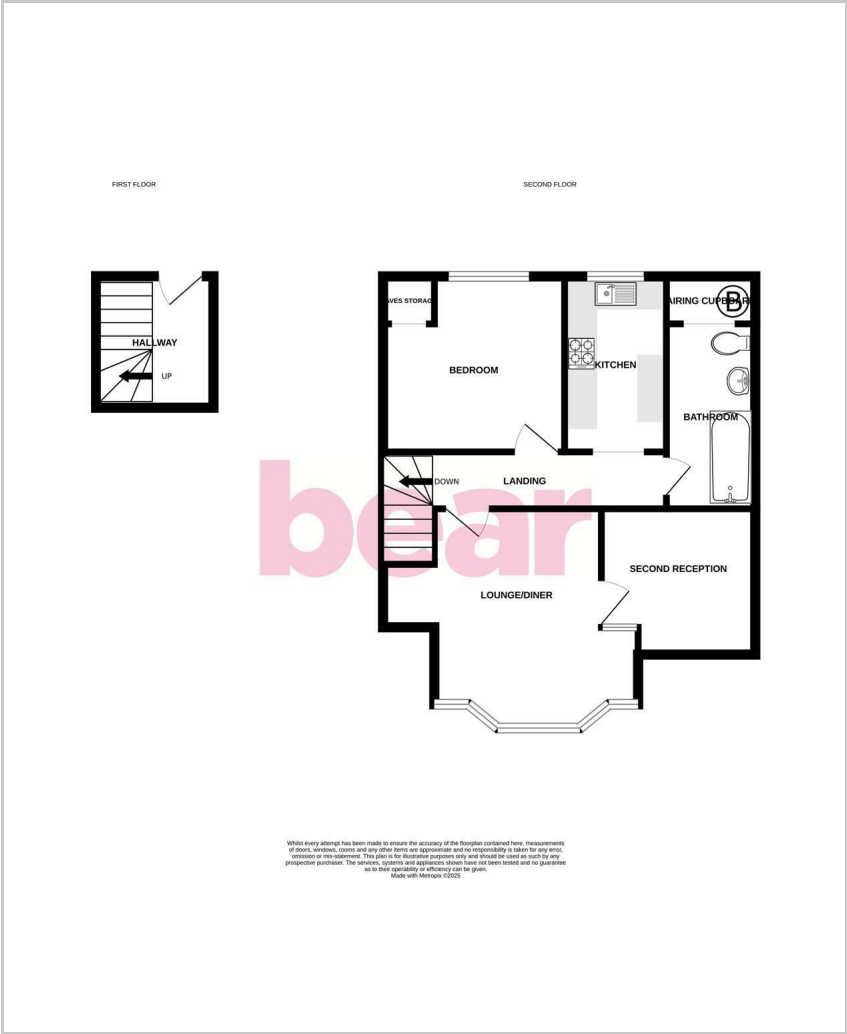
## Agents Notes:

Council tax band: B

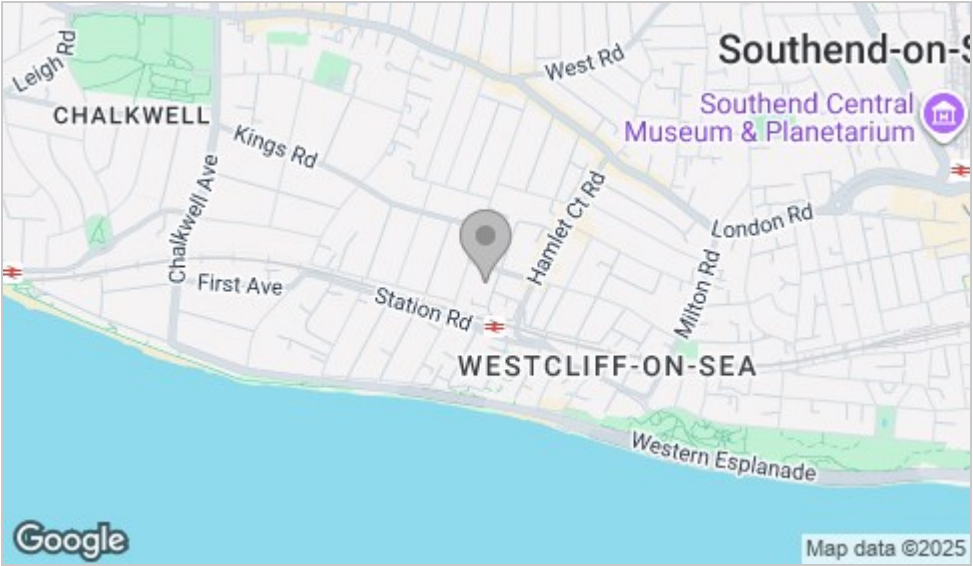




# Floor Plan



# 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

