



The Coach House, 46 Ditton Court Road

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46 Ditton Court Road
Westcliff-on-Sea
Essex
SS0 7HF

Home Estate Agents are pleased to offer for sale this charming three bedroom detached property, which is set well back from the road offering an integral garage and is being offered with no onward chain.

The accommodation comprises; entrance hall, dual aspect lounge, modern fitted kitchen and a ground floor bathroom, whilst to the first floor there are three double bedrooms including a master bedroom with en suite bathroom and walk-closet.



Externally the property benefits from an integral garage.

Situated in Ditton Court Road, Westcliff On Sea, this characterful property is ideally located for Hamlet Court Road and its extensive array of shops, bars and restaurants along with Westcliff station being within walking distance and giving direct access to London Fenchurch Street.

Accommodation Comprises:

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

Entrance Hall

With further glazed door leading to:

Lounge 20'4 x 11'2

A great size reception room with double glazed windows to both front and side aspect, wood flooring, radiator, stairs leading to the first floor landing, coved ceiling, doors to:



Kitchen 11'8 x 10'2

Double glazed window to front aspect. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of work surfaces with cupboards and drawers beneath, appliance space for range cooker with fitted extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine and further space for fridge/freezer, tiled splash backs, tiled flooring.



Bathroom

Modern four piece suite comprising; sunken corner bath with mixer tap and shower attachment. fully tiled shower cubicle, pedestal wash hand basin, low level WC, door to garage, radiator.

First Floor Landing:

A gorgeous, bright and airy split level landing area with white painted floorboards, built-in storage cupboard, doors to:

Bedroom One: 16'1 x 11'1

A lovely dual aspect room with two double glazed windows to front and side aspect, wood flooring, smooth plastered ceiling, radiator, door to a bespoke fitted walk-in closet and further door to:

En Suite Bathroom:

Double glazed window to side aspect, three piece suite comprising; bath with mixer tap, low level WC, wash hand basin with fitted storage beneath.

Bedroom Two 11'9 x 10'4

Velux window to front aspect, carpeted, built-in storage cupboard, radiator.

Bedroom Three 10'1 x 9'8

Velux window to side aspect, carpeted, radiator.

Externally:

Front Garden

There is a small paved area to the front of the property with access to:

Garage 15'4 x 7'1

With up and over door, power and lighting connected.







Price £460,000 Freehold

HOME - The Estate Agent of Leigh
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330