



Ditton Court Road, Westcliff-On-Sea  
£899,995

home.

# 22 Ditton Court Road

Westcliff-On-Sea

SS0 7HG



- Charming & Characterful Five Bedroom Detached Home
- Grand & Spacious Entrance Hall
- Two Large Living Rooms Plus an Additional Dining Room
- Beautifully Fitted Kitchen & Separate Utility Room
- Two Separate Balconies
- Impressive Primary Bedroom With a Luxury Fitted En-Suite Bathroom
- Great Size West Backing Garden
- Large Frontage with Off Street Parking & Detached Garage
- Ideally Located for Hamlet Court Road Shopping
- Within a Short Stroll of The Beach & Westcliff Mainline Railway Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





\*\*\*\* Guide Price £899,995 - £925,000 \*\*\*\*

Home Of Leigh are very excited to offer for sale, this absolutely charming and characterful five bedroom detached residence, situated on a generous sized west backing plot in the heart of Westcliff-on-Sea.

The accommodation comprises; entrance porch, a grand and spacious entrance hall, ground floor cloakroom, two large living rooms plus an additional dining room and

beautifully fitted kitchen with separate utility room.

To the first floor there is a spacious landing with access to two separate large balconies and four well appointed bedrooms and a modern shower room with separate WC, whilst to the second floor there is an impressive master bedroom with a luxury fitted en-suite bathroom.

Externally, as previously mentioned, the property stands proudly on a great size west backing plot with off street

parking and a detached garage to the front, whilst to the rear there is a great size west backing garden.

Located on Ditton Court Road, in the heart of Westcliff-on-Sea, this characterful family home is ideally located for Hamlet Court Road and its array of shops, bars and restaurants as well as being within a short stroll of the beach and Westcliff mainline railway station giving direct access into London Fenchurch Street.



### Accommodation Comprises

The property is approached via solid wood entrance door leading to:

#### Entrance Porch

10'4 x 5'6

Lead light windows to front aspect, tiled flooring, further part glazed door leading to:

#### Entrance Hall

17'9 x 9'9

A very grand and spacious entrance hall with stairs leading to the first floor accommodation, wood flooring, cast iron effect radiator, coved cornice to smooth plastered ceiling. Doors to:

#### Ground Floor Cloakroom

4'10 x 4'1

Coloured lead light window to side aspect, wall mounted wash hand basin with mixer tap, low level WC.

#### Lounge

16'9 x 13'7

Lead light bay window to front aspect, carpeted, coved cornice to smooth plastered ceiling, picture rail, feature fireplace with marble hearth, vertical radiator.

### Open Plan Sitting Room & Family Room

31'10 x 13'4

A wonderful open plan living space with two clearly defined areas as follows:

#### Sitting Room:

16'5 x 13'4

Coloured lead light bay window to side aspect, wood flooring throughout, feature fireplace, four wall light points, coved cornice to ceiling, radiator, open plan to:

#### Family Room:

14'1 x 12'9

Double glazed window to rear with French doors leading to the rear garden, continuation of wood flooring, radiator.

#### Dining Room

19'4 (reducing to 12'3) x 12'10

Bay window to side aspect, wood flooring, brick built fireplace, feature vertical radiator, bespoke fitted cupboards and wine rack. Archway through to

## Kitchen

13'3 x 10'1

Window to rear. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, appliance space for Range cooker with extractor hood above, appliance space and plumbing for dishwasher and fridge freezer, walk-in larder cupboard, tiled flooring. Glazed door to:

## Utility Room

21'4 x 9'8

Double glazed windows to front and rear aspect with adjacent doors to front and rear garden, wall mounted boiler (n/t), floor standing hot water tank (n/t), vertical radiator.

## First Floor Landing

35'5 x 10'3 (max)

Coloured lead light window to side and matching coloured lead light door to front and balcony, further door to rear balcony, Parquet effect wood flooring, radiator, stairs leading to the second floor accommodation. Doors to:

## Bedroom Two

16'1 x 14'2

Lead light bay window to front aspect, carpeted, coved cornice to smooth plastered ceiling, built-in wardrobe, radiator.

## Bedroom Three

13'9 x 13'6

Two Sash windows to rear aspect, carpeted, coved cornice to ceiling, built-in wardrobe, radiator.

## Bedroom Four

12'8 x 10'3

Sash window to rear aspect, carpeted, coved cornice to ceiling, picture rail, radiator.

## Bedroom Five

11'2 x 9'1 (into bay)

Bay window to side, carpeted, smooth plastered ceiling, picture rail, built-in storage cupboard, radiator.

## Shower Room

6'7 x 6'6

Double glazed obscure window to side aspect, wash hand basin with mixer tap, fully tiled walk-in shower cubicle, low level WC.

## Cloakroom

6'5 x 2'8

Coloured lead light window to side aspect, wash hand basin with mixer tap and vanity cupboard beneath, low level WC.

## Second Floor Landing

8'4 x 6'5

Velux window to side. Door to:

## Master Bedroom

17'8 x 16'10

Lead light windows to front and side aspect, exposed floorboards, built-in eaves storage cupboards, radiator. Door to:



**En-Suite Bathroom**

13'3 x 7'1  
Lead light window to rear, luxury fitted suite comprising; floor standing bath with mixer tap, fully tiled walk-in shower cubicle, low level WC, wash hand basin with vanity drawers beneath, smooth plastered ceiling, tiled flooring, heated towel rail.

**Externally**

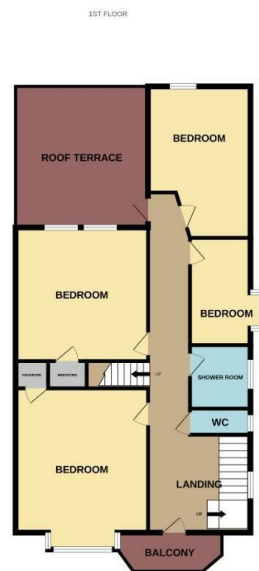
**Rear Garden**  
The property benefits from a great size west backing rear garden which commences with a small paved patio area with the remainder being laid to lawn and enclosed by established borders, side access to the front of the property.

**Frontage**  
The front of the property is mainly laid to lawn with central pathway and independent driveway giving access to a garage. There is a grass plot to the side of the property that could be made into additional parking or built upon (STP) to create a double garage.

**Detached Garage**  
With double doors, power and lighting connected with additional lawn area to the side.







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## Property Details

5 Bedrooms  
4 Bathrooms  
3 Reception Rooms  
House - Detached

Approx. 3000.00 sq ft  
EPC band: F  
Tenure: Freehold  
Council Tax Band: F

£899,995

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home.



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