



Ditton Court Road | | Westcliff-on-Sea | SS0 7HG

Guide Price £899,995

bear
Estate Agents

**Ditton Court Road |
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Guide Price £899,995**

* £899,995 - £925,000 * An exceptional five-bedroom detached family home occupying a sought-after Westcliff-on-Sea location, boasting an abundance of character features, versatile reception space, a stunning principal suite, and generous outdoor accommodation.

- Substantial Detached Family Home
- Impressive Ballroom with Feature Fireplace
- Principal Suite with Luxury Ensuite
- Character Features Throughout
- Garage and Off-Street Parking
- Five Spacious Bedrooms
- Two Additional Reception Areas
- Balcony and Roof Terrace
- Generous Rear Garden
- Double Glazing and Gas Central Heating





This substantial detached residence offers an impressive blend of period charm and spacious family living, with many original features retained throughout. The property welcomes you via a porch into a grand entrance hall, setting the tone for the accommodation beyond. To the front, a bay-fronted lounge enjoys a feature fireplace, whilst the standout ballroom provides a magnificent entertaining space with a bay window to the side aspect, French doors opening onto the garden, and a further feature fireplace. A separate dining room also benefits from a feature fireplace and bay window to the side, leading through an open archway into the spacious kitchen. The kitchen offers ample storage and workspace, whilst providing access to a substantially sized utility room. A convenient ground floor WC completes the ground floor accommodation. The first floor hosts four double bedrooms and a family bathroom. The landing itself is a striking feature, enhanced by a beautiful stained-glass window. From the landing, there is access to a balcony overlooking the front of the property, whilst a roof terrace to the rear offers an additional outdoor retreat. Occupying the entire second floor is a superb principal bedroom suite, complete with storage and access to a luxurious four-piece ensuite bathroom featuring a freestanding bath and walk-in shower.

Externally, the property continues to impress with a generous laid-to-lawn rear garden, ideal for families and entertaining alike. Further benefits include a garage, off-street parking, double glazing, and gas central heating.

Situated on the highly desirable Ditton Court Road in Westcliff-on-Sea, the property falls within the catchment areas for Barons Court Primary School, Milton Hall Primary School and Nursery, and Belfairs Academy. Hamlet Court Road and London Road are both within easy reach, offering an array of shops, cafés, restaurants, and amenities. The seafront, local parks, and theatres are also nearby, whilst excellent transport links include bus routes and Westcliff Train Station.

Five Bedroom Detached House

Porch

Entrance Hall





Lounge

16'4 x 13'5 (4.98m x 4.09m)

Ballroom

31'10 x 13'5 (9.70m x 4.09m)

Dining Room

13'8 x 12'9 (4.17m x 3.89m)

Kitchen

13'1 x 10'2 (3.99m x 3.10m)

Utility Room

21'5 x 9'7 (6.53m x 2.92m)

WC

First Floor Landing

Bedroom Two

16'1 x 14'1 (4.90m x 4.29m)

Bedroom Three

14'1 x 13'6 (4.29m x 4.11m)

Bedroom Four

12'11 x 10'3 (3.94m x 3.12m)

Bedroom Five

11'1 x 9'2>6'5 (3.38m x 2.79m>1.96m)

Three Piece Bathroom

6'8 x 6'6 (2.03m x 1.98m)

WC

6'6 x 2'8 (1.98m x 0.81m)

Front Facing Balcony

Rear Roof Terrace

Second Floor Landing

Bedroom One

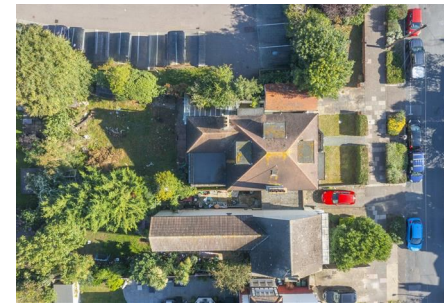
25'2 x 17'1 (7.67m x 5.21m)

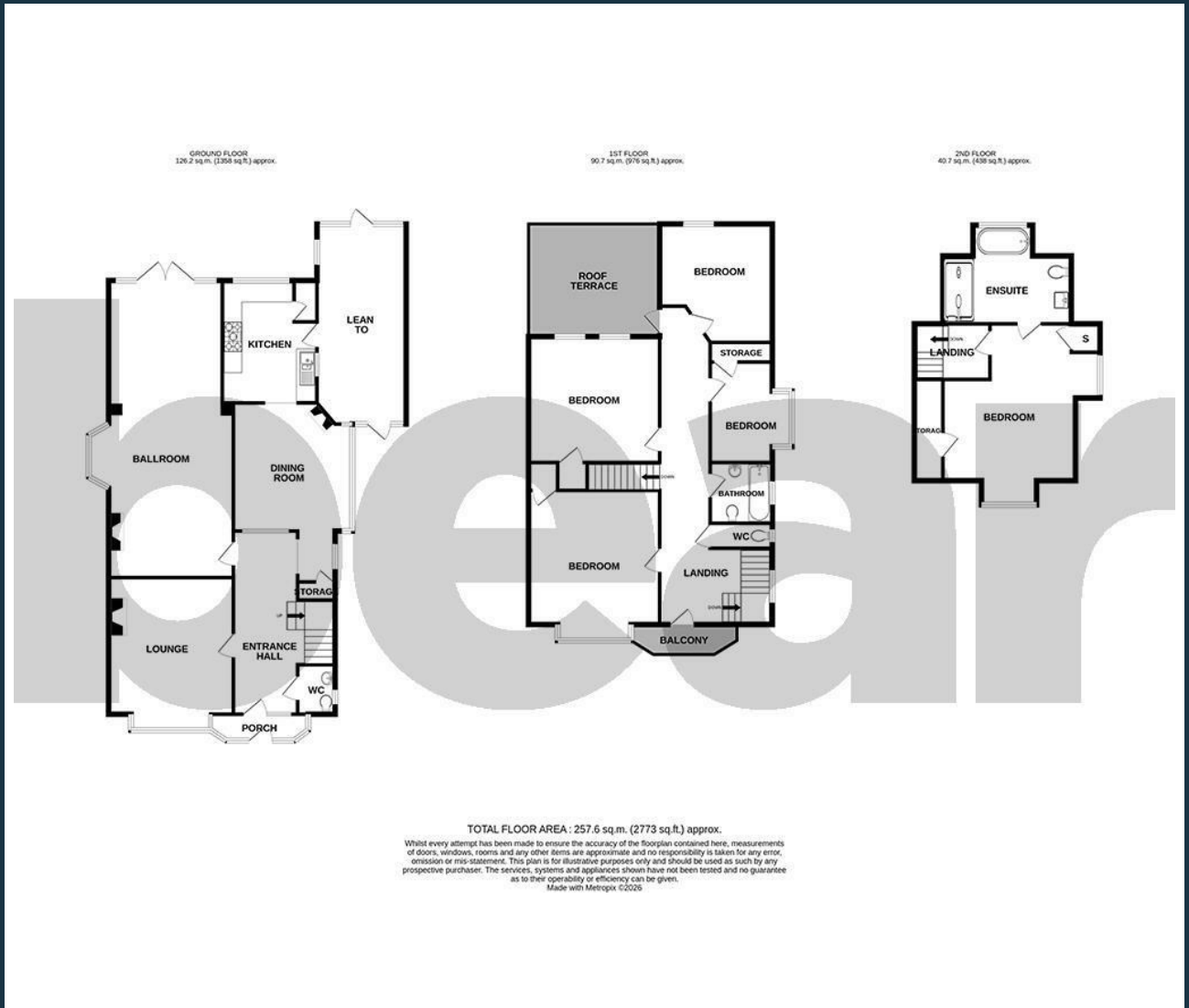
Ensuite

Garden

Off-Street Parking

Garage





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	

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