



Ditton Court Road, Westcliff-On-Sea  
£350,000

home.



## Flat 2, 21 Ditton Court Road Westcliff-On-Sea SS0 7HG



- Enormous Ground Floor Apartment
- Two Bedrooms
- Large Dual Aspect Lounge With French Doors To The Rear Garden
- Kitchen/Diner & Separate Utility Room
- Master Bedroom With Walk-In Closet
- Private Rear Garden & Off Street Parking
- Positioned To Take Advantage of Hamlet Court Road Shopping
- Within A Short Walk Of Westcliff 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







Home Of Leigh are very excited to offer for sale this enormous two bedroom ground floor apartment which benefits from its own entrance door, a private rear garden, off street parking, a share of Freehold and no onward chain.

The accommodation comprises; spacious entrance hall, a large dual aspect lounge with French doors to the rear garden, a kitchen/diner, separate utility room, two double bedrooms - the master with a walk-in closet plus a four

piece bathroom.

Externally the property offers direct access to its own rear garden, whilst to the front there is allocated off street parking.

Located on Ditton Court Road in the heart of Westcliff On Sea, this impressive apartment is perfectly positioned to take advantage of Hamlet Court Roads extensive shopping facilities, bars and restaurants as well as being within a short walk of Westcliff station, giving direct access into London Fenchurch Street.







### Accommodation Comprises

Part double glazed entrance door leading to:

#### Entrance Hall

16'9 x 6'6 max

A great size entrance hall which is carpeted, coved to smooth plastered ceiling, radiator, doors to kitchen and bedroom. Access to:

#### Lounge

21'1 x 12'3

Double glazed window to side aspect with adjacent door to side aspect, additional double glazed French doors to rear giving access to the garden, carpeted, coved to smooth plastered ceiling, two radiators. Open plan to:

### Kitchen/Dining Room

26'7 x 9'2

The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, fitted breakfast bar with stool seating beneath, built in oven, hob and extractor hood, further range of matching eye level wall mounted units, coved to smooth plastered ceiling with inset spotlighting and two feature roof lanterns, part tiled, part carpeted flooring, radiator.

### Utility Room

8'6 x 5'7

Fitted to include a range of rolled edge worksurfaces with appliance space and plumbing beneath for washing machine and tumble dryer, wall mounted boiler (n/t), coved to smooth plastered ceiling, tiled flooring.

### Bedroom One

21'7 x 12'7

Double glazed window to side aspect with additional double glazed French doors to side giving access to the garden, carpeted, coved to smooth plastered ceiling, radiator. Access to:

### Walk-In Closet

7'2 x 5'8

Carpeted, coved to smooth plastered ceiling, range of fitted hanging rails.

### Inner Lobby

12'2 x 2'1

Carpeted, coved to smooth plastered ceiling.

### Bedroom Two

12'1 x 8'9

Double glazed window to front aspect, carpeted, coved to smooth plastered ceiling, radiator.

### Bathroom

11'3 max x 9'1

A great size bathroom with four piece suite comprising; walk-in shower, wash hand basin with mixer tap and cupboards and drawers beneath, low level WC, bath with mixer tap, coved to smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, heated towel rail.

### Externally

#### Rear Garden

The property benefits from its own private rear garden which is completely decked providing great space for outside dining and entertaining.

### Frontage

The front of the property is mainly paved where there is allocated off street parking for one vehicle.

### Lease Information

Leasehold- Share Of Freehold

Lease: 105 years remaining

Ground Rent: £1200 Per Annum

Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR  
1120 sq.ft. approx.



TOTAL FLOOR AREA : 1120 sq.ft. approx.  
Made with Metroplex ©2025.

## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

Approx. sq ft  
EPC band: C  
Tenure: Leasehold - Share of Freehold  
Council Tax Band: C

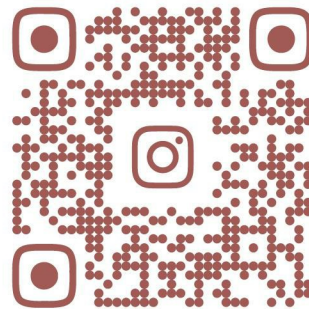
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home.



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