



BRITISH
PROPERTY
AWARDS

2020 - 2021
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018 - 2019
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017
★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Ditton Court Road, Westcliff on sea

LOCATION, LOCATION, LOCATION: Castle Estate Agents are pleased to offer TO LET this BEAUTIFUL rarely on the market 3 DOUBLE BEDROOM COMPLETELY REFURBISHED first floor apartment set very close to Westcliff STATION and a SHORT WALK to local shops, bars, restaurants, SEA FRONT and LOCAL SCHOOLS.

- 3 Double bedrooms
- Completely refurbished
- Redecoration throughout
- Walk to Leigh Broadway
- Walk to all amenities
- First floor apartment
- New Flooring throughout
- Off street parking
- Very close Westcliff Station
- Own Garden

£1800 PCM

Front aspect

Off street parking space x 1 car, mature shrub borders, gated side access, outside light, hardwood door with frosted glass insets to inner hallway with storage cupboard and stairs to first floor landing with new carpets:

Landing

Radiator, doors to all rooms, large storage cupboard housing wall mounted boiler, new carpets, loft access, original coving, frosted leaded stained glass feature window to side aspect.

Lounge/Diner 19' by 14' (5m 79cm by 4m 27cm), ()

Hardwood feature windows to front aspect, radiator, smooth ceiling, power points, new carpet, power points, original coving, dado rail, tv point, cast iron feature fire place with tiled heath and plinth.

Kitchen 11' by 10' (3m 35cm by 3m 5cm), ()

New Grey eye level and base level units, roll top work surfaces, integrated oven and 4 ring gas hob with extractor hood over, spaces for further domestic appliances, stainless steel sink with single drainer sink unit and mixer taps, tiled splash backs, new flooring, power points, spot lights, radiator and power points..

Bedroom 1 15' by 11' (4m 57cm by 3m 35cm), ()

Hardwood boxed bay feature windows to front aspect, radiator, smooth ceiling, power points, new carpet, power points, original coving, storage cupboard, cast iron feature fire place.

Bedroom 2 14' by 14' (4m 27cm by 4m 27cm), ()

Hardwood feature windows to rear aspect, radiator, smooth ceiling, power points, new carpet, original coving, ceiling rose, tv point, cast iron feature fire place.

Bedroom 3 12' by 10' (3m 66cm by 3m 5cm), ()

Hardwood feature windows to rear aspect, radiator, smooth ceiling, power points, new carpet, power points, cast iron feature fire place.



Bathroom

2 x Obscure double glazed windows to side aspect, smooth ceiling, inset spotlights, Four piece White suite comprising of a shower cubicle with wall mounted mains shower over, low level wc, pedestal wash hand basin in vanity unit with mixer taps, free standing bath with mixer taps, new flooring, heated towel rail, partly tiled walls, new flooring.



Rear garden

Approx 40ft, mature shrub borders, gated side access, mainly laid to lawn.

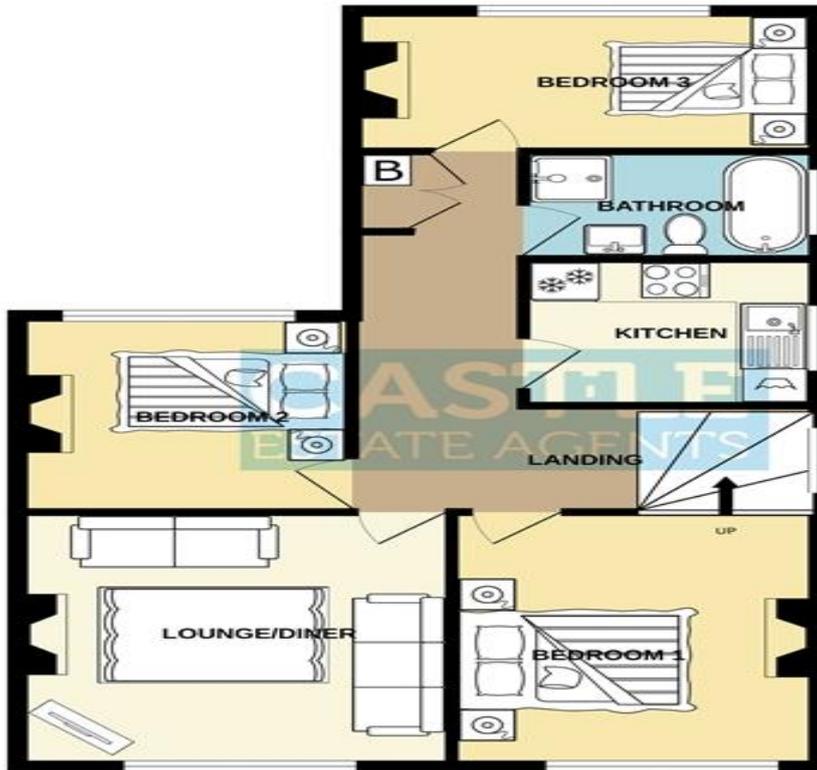


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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