CURCHODS







18 Rythe Court

Portsmouth Road, Thames Ditton, Surrey, KT7 0TE

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Offers in excess of £380,000

Share of Freehold



A well-proportioned two-bedroom ground floor flat set within a sought-after position in Thames Ditton Village.

Offering bright and well-balanced accommodation throughout, the property benefits from access to attractive south facing communal gardens and a private garage.

Ideally located within easy reach of the village centre, local shops, cafés as well as Surbiton and Thames Ditton stations, making it an excellent first-time purchase, downsizer or investment opportunity.





EPC D | Council Tax Band D

Charges:

Service charge £2,428. pa
Cleaning of communal areas, gardens, general maintenance and decoration

Key Features

- Two Bedroom Ground Floor Flat
- Thames Ditton Village
- Bright And Well-Balanced Accommodation
- Access To Communal Gardens
- Private Garage
- Close To Village Amenities And Station
- Lease commenced 19.9.1975 - 948 years remaining

Location

Thames Ditton, a charming village in Surrey, is well-connected by rail, making it ideal for commuters. The village is served by Thames Ditton Railway Station, with direct trains to London Waterloo in around 30 minutes, offering easy access to the capital. Nearby Esher station also provides additional transport options, connecting to the broader rail network.

Local shops and amenities are plentiful, with a range of boutiques, cafes, and restaurants along the high street. The village boasts a friendly community atmosphere, with independent stores and markets offering fresh produce. Esher is nearby and provides larger retail options, including supermarkets and high street shops, while the River Thames and surrounding parks offer recreational spaces.

For families, Thames Ditton offers excellent schooling options, with highly regarded primary and secondary schools within easy reach. Thames Ditton Infants and Primary School are popular, and Esher College is nearby for older students. The area's strong educational reputation, coupled with its peaceful surroundings, makes it an attractive place for families to settle

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.

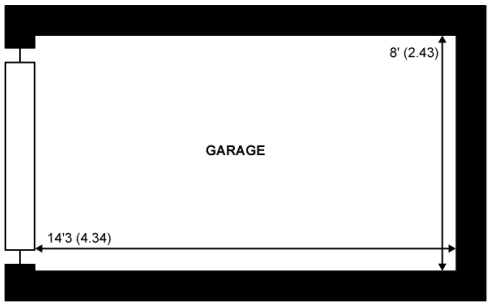


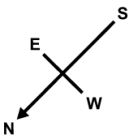


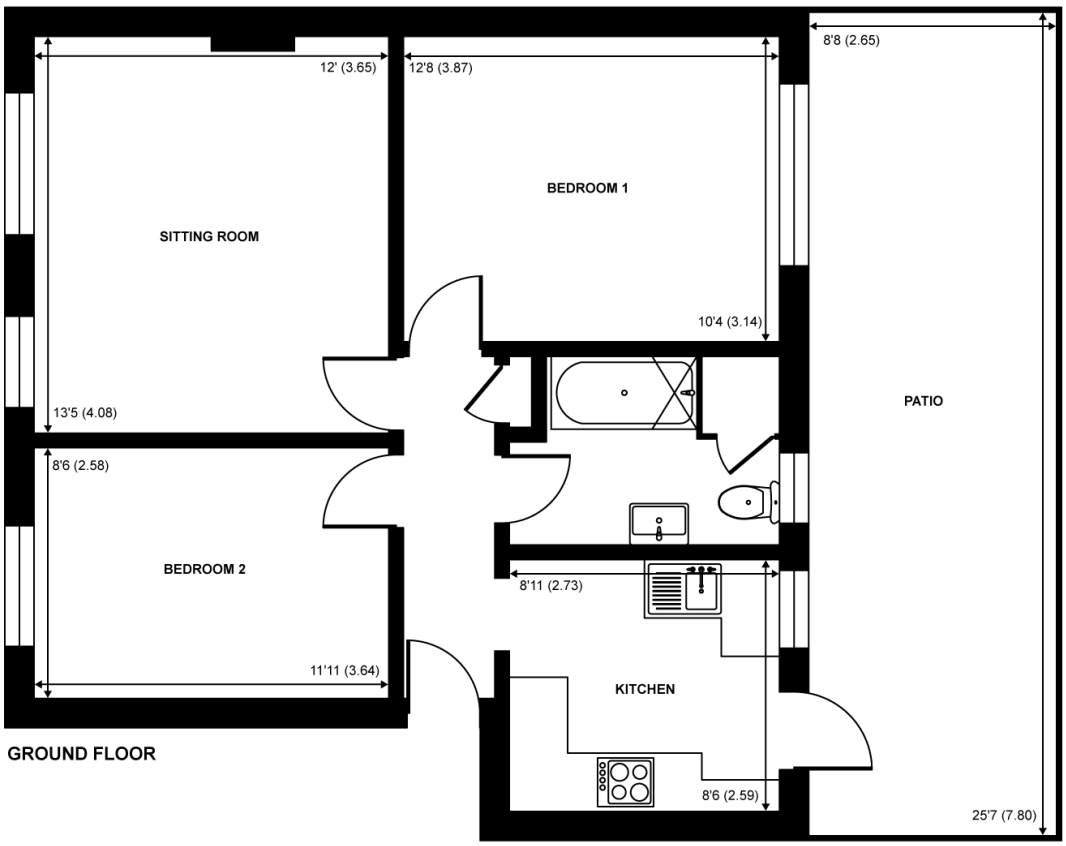


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Approximate Area = 597 sq ft / 55.4 sq m
Garage = 114 sq ft / 10.5 sq m
Total = 711 sq ft / 65.9 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1457218

01372 462000 | esher@curchods.com
77 High Street, Esher, Surrey, KT10 9QA

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Reference: CER250108

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