



*14 Kingsmere Kings Park*



**RICHARD  
POYNTZ**



**14 Kingsmere Kings Park  
Canvey Island  
Essex  
SS8 8FB**

**Offers Over £300,000**



This spacious two-bedroom park home unit is in the sought-after Kings Park Retirement Development for those over 50. It is situated in one of the exclusive turnings within the park at the beginning of a cul-de-sac.

The property offers ample off-street parking for multiple vehicles and features a small entrance hall leading to a superb kitchen/diner with vaulted ceilings. Beyond that, a spacious lounge with vaulted ceilings awaits. There are two double bedrooms, the main one boasting a dressing area and an en-suite shower room. A bathroom completes the accommodation. On-site amenities include a shop, clubhouse, swimming pool, picturesque lake, and gated security.



**Hall Area**

Double-glazed entrance door that opens into a small hall area with an opening through into the kitchen diner.

**Kitchen/Diner**

19'2 x 15'4 (5.84m x 4.67m)

Double glazed windows to the front and rear elevations, double glazed door opening to the rear, two storage cupboards, extensive range

of gloss coloured units and drawers at base level with breakfast bar area inset hob with oven, inset stainless steel sink with mixer taps, tiling to splashback, matching units at eye level, ample space for dining room table, vaulted ceiling, glass double doors open onto the lounge.





## Lounge

19'5 x 13'3 (5.92m x 4.04m)

Two double-glazed bay windows to the side elevation, double-glazed French doors open onto a raised decked area, and vaulted ceilings.

## Inner Hall

Doors off to the bedrooms and the bathroom.

## Bedroom One

10' x 9'7 (3.05m x 2.92m)

Double glazed window facing the front elevation, coving to ceiling, opening through to a wardrobe area from here opening into the en-suite.

## En-Suite

Double shower cubicle, low-level close coupled wc, vanity unit with inset wash hand basin, tiling to the walls, chrome towel rail.

## Bedroom Two

9' x 8'6 (2.74m x 2.59m)

Double glazed window to the rear elevation.

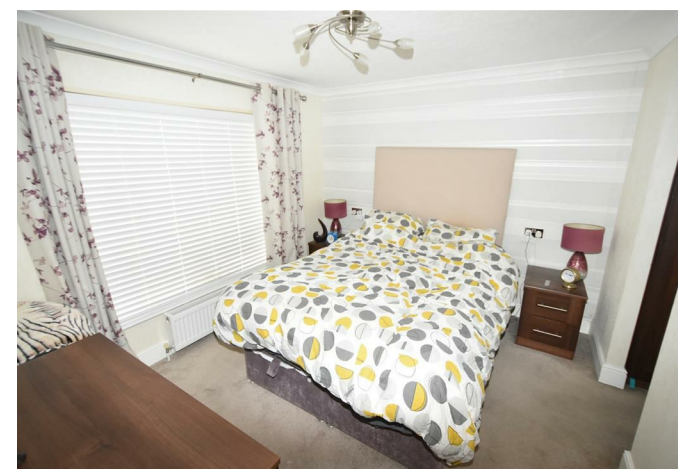
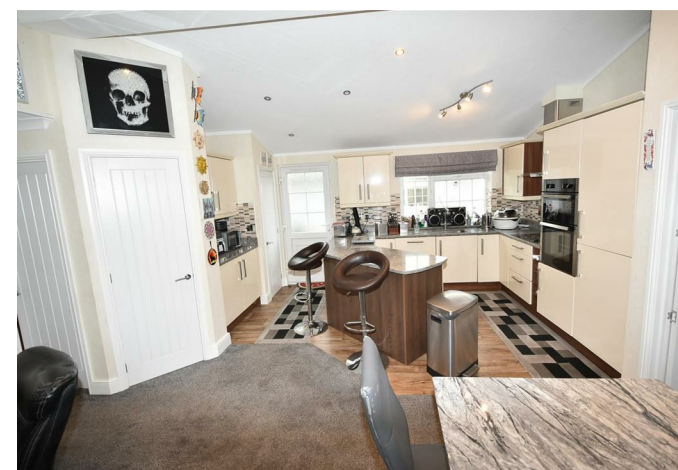
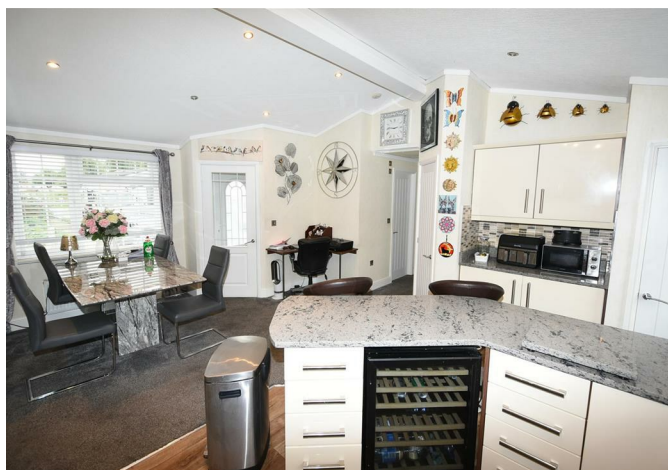
## Bathroom

Obscure double-glazed window to the front elevation, three piece suite comprising white bath, white wash hand basin with vanity unit under, chrome mixer taps, low-level close coupled wc with push flush, tiling to walls.

## Exterior

### Front Garden

Ample block paved parking to the front plus a raised patio area to the front elevation which extends to the side with glass enclosures.



## GROUND 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.  
Made with Metropix ©2024

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)**  
**Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA**

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

