

New Plot 22 16 St. Josephs Close

RICHARD POYNTZ

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Canvey Island
SS8 9GE

Guide Price £400,000

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Guide Price £400,000 to £425,000

An exceptional opportunity to acquire the final remaining three-bedroom semi-detached home within the highly sought-after Lionel Road development on Canvey Island.

This beautifully designed new build offers thoughtfully arranged accommodation finished to an impressive specification throughout. The ground floor features a stylish open-plan kitchen/living space, perfect for modern family living and entertaining, complete with integrated appliances and the added comfort of underfloor heating.

Upstairs, the property provides three well-proportioned bedrooms alongside a contemporary family bathroom, all finished with quality and attention to detail in mind.

Externally, the home benefits from a landscaped setting, a turfed rear garden, garage with electric door, and an EV charging point—bringing together modern convenience with traditional build quality.

This is the last remaining three-bedroom home available on the development, presenting a rare chance for buyers to secure a brand-new property in this popular location.

Further benefits include a 10-year ICW warranty for added peace of mind.





Hall

Kitchen/Living Room
19'8" x 14'1" (5.99m x 4.29m)

Utility Room:
3'11" x 5'6" (1.19m x 1.68m)

Cloakroom

First Floor

Bedroom One
11'1" x 11'9" (3.38m x 3.58m)

Ensuite

Bedroom Two
11'1" x 9'10" (3.38m x 3.00m)

Bedroom Three
9'2" x 12'5"

Bathroom

The floor plans, layouts, and measurements shown in this brochure are intended for illustrative purposes only. Whilst every effort has been made to ensure accuracy, all dimensions and specifications are approximate and may be subject to change during the course of construction. Final finishes, fittings, and positioning may vary. Estimated completion is currently scheduled for October; however, this date is provisional and may be revised depending on build progress or unforeseen circumstances.









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Tel No: 01268 **699 599** | Fax: 01268 699 080 | Email: rp@**richard**poyntz.**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
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