

10d. Southwick Road

RICHARD POYNTZ

10d. Southwick Road
Canvey Island
Essex
SS8 0EP

Offers In Excess Of £325,000

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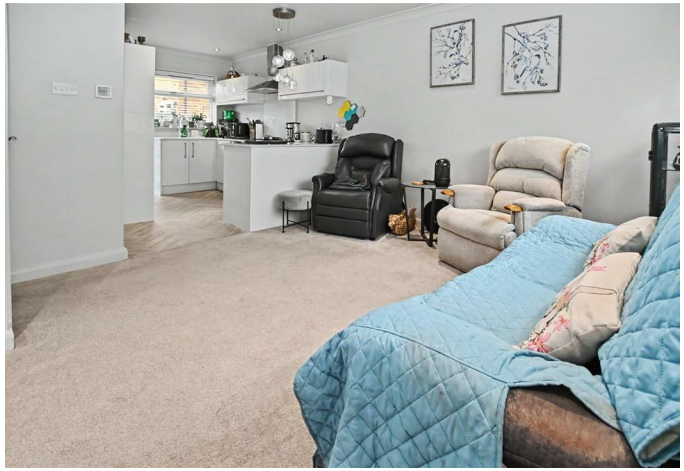
Nestled on Southwick Road in the charming Canvey Island, this exquisite two-bedroom link-detached bungalow offers a perfect blend of modern living and coastal convenience. Just a short stroll from the picturesque Canvey seafront and the vibrant Jones Corner, residents will find schools and shops within easy reach, making this location ideal for families and individuals alike.

Upon entering via a spacious porch, you are greeted by a stunning open-plan lounge and kitchen area, designed to create a warm and inviting atmosphere. The space is perfect for entertaining guests or enjoying quiet evenings at home. The bungalow boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The beautifully appointed shower room adds a touch of luxury to your daily routine.

The property features a well-maintained lawned rear garden, complete with ramp access, ensuring ease of movement for all. Additionally, the front entrance is accessible via a ramp, enhancing the property's appeal for those seeking convenience. The bungalow is equipped underfloor heating, ensuring comfort throughout the seasons. UPVC double glazing and a composite entrance door further enhance the property's energy efficiency and security.

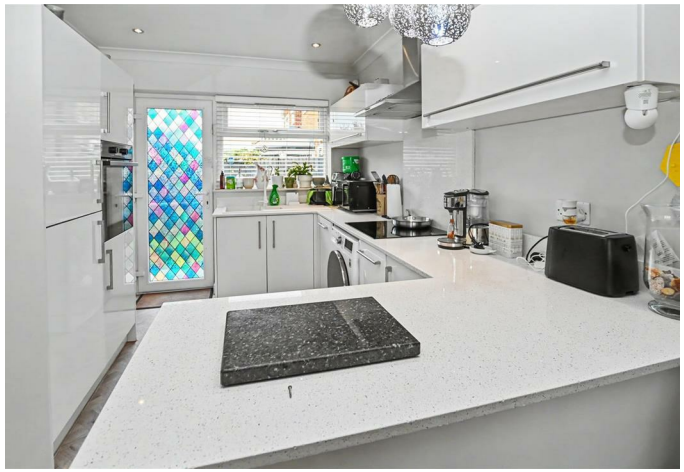
With its impressive features and prime location, this bungalow is a rare find on Canvey Island. Whether you are looking for a peaceful retreat or a vibrant community lifestyle, this property is sure to meet your needs. Don't miss the opportunity to make this stunning bungalow your new home.











Porch
UPVC fitted double-glazed door at the side into the entrance porch, with an obscure floor-to-ceiling double-glazed window to the front elevation. Door opening directly into the lounge/kitchen

Lounge/Kitchen
22'1x13'11 reducing to 10'11 (6.73mx4.24m reducing to 3.33m)
A spacious and open-plan through room defined lounge area and kitchen area, vinyl flooring within the kitchen area and carpet in the lounge, UPVC double-glazed windows to the front and rear elevations, UPVC double-glazed door opening onto the garden, coved to flat plastered ceiling with inset spotlights, underfloor heating. An extensive range of white gloss units and drawers at base level with quartz work surfaces to three areas and the breakfast bar area, inset four-ring gas hob, units incorporating the oven which is at eye level, inset 1¼ stainless steel drainer sink and integral fridge/freezer, slimline integral dishwasher fitted and to remain; there is also plumbing for a washing machine. Matching units at eye level with stainless steel extractor directly over the hob. White panelled door opening into an inner hall

Inner Hall
White panel doors connecting to the two bedrooms and shower room plus storage cupboard.

Bedroom One
10'5x8'10 (3.18mx2.69m)
A good-size double bedroom carpet with underfloor heating, coved to flat plastered ceiling, access to the loft. UPVC double-glazed window to the rear elevation.

Bedroom Two
11'4x8'10 (3.45mx2.69m)
Again, a double-size bedroom, double-glazed window to the front elevation, vinyl flooring with underfloor heating

Shower Room
Beautifully presented and recently installed with laminate flooring with underfloor heating, low-level w/c with push-flush, and work surface over, large glass-panelled shower cubicle with slate tiling to the splashback areas and dual shower. White vanity unit with wash hand basin again with slate-style splashback areas, obscure double-glazed window to the rear elevation.

Front Garden
Ample off-street parking with imprint concrete driveway ramp to entrance door.

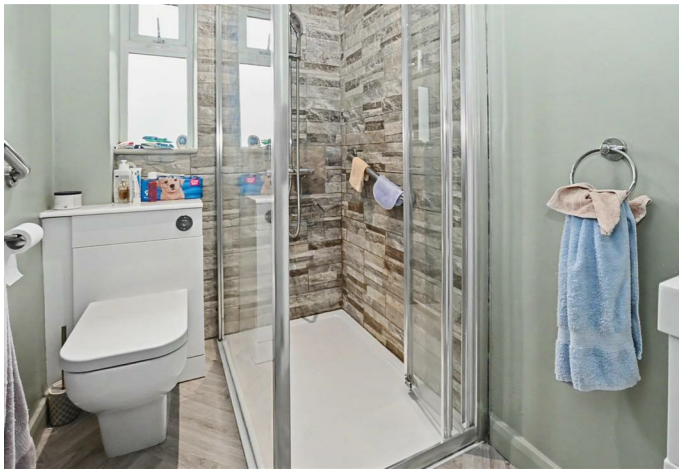
Rear Garden
Fenced to the boundaries and wider-than-average ramp to mainly laid to lawn garden, side access via gate; external tap; various bedded areas for plants. Access to the garage

Garage
16'10 in length (5.13m in length)
Up-and-over door; UPVC double-glazed door and window to the rear elevation; power and light; plumbing for washing machine.















FOR GUIDANCE ONLY. Furniture, kitchen units and shower room fittings are illustrative and may not represent their actual layout. Not to scale.

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