



Connells

Western Esplanade
CANVEY ISLAND



Property Description

Situated in a popular location on the Esplanade is this well maintained detached house. The property benefits from four/five bedroom with split level accommodation situated over three floors, modern fitted kitchen, second floor lounge with panoramic views over the Estuary, two reception rooms, master bedroom with balcony & en-suite bathroom, separate utility room, optional second floor study/fifth bedroom, family bathroom and separate cloakroom with attractive rear and front gardens. To the rear of the property you have a double garage with driveway for two vehicles. The property is in need of viewing to avoid disappointment.

Entrance Hall

Access to split level ground floor entrance hall via double glazed door to front. Radiator. Dado Rail. Spotlights. Stairs to lower ground floor and stairs to first floor accommodation.

Stairs To Lower Ground Floor

Utility Room

14' 8" x 5' 11" (4.47m x 1.80m)

Double glazed window to rear. Range of fitted base units with worksurfaces. Towel rail. Boiler. Spotlights.

Reception Room

16' 9" x 14' 8" (5.11m x 4.47m)

Double glazed window to front. Double glazed French doors to front. Radiator. Tiled floor.

Upper Ground Floor

This is entrance hall level.

Bedroom Three

12' 4" x 11' 4" (3.76m x 3.45m)

Double glazed window to front. Range of fitted wardrobes. Radiator.

Bathroom

Double glazed window to side. Three piece suite comprising of panel enclosed bath with mixer taps and shower over, wash hand basin with vanity unit and low level flush W.C. Towel rail. Extractor fan. Part tiled walls. Spotlights.

Bedroom Two

18' 1" x 8' 11" maximum measurement (5.51m x 2.72m maximum measurement)

Double glazed windows to side and rear. Range of fitted wardrobes. Radiator.

First Floor Landing

Double glazed window to front. Double glazed door to rear. Radiator. Steps up to split level landing

Dining Room

14' 5" x 11' 4" (4.39m x 3.45m)

Situated on the first floor. Double glazed window to front. Obscure, leadlite double glazed window to side. Radiator.

Cloakroom

Situated on the first floor. Obscure double glazed door to side. Two piece suite comprising of wash hand basin inset into vanity units and low level flush W.C. Heated towel rail. Part tiled walls. Spotlights.

Kitchen

18' 1" x 11' 4" maximum measurement (5.51m x 3.45m maximum measurement)

Situated on the first floor. Double glazed window to side and rear. Kitchen is fitted with a range of wall mounted and base units finished with worksurfaces inset with sink/drain unit. Breakfast bar. Splashback tiling. Space for oven with cookerhood over. Integrated fridge/freezer. Integrated dishwasher. Under unit lighting. Spotlights.

Bedroom One

15' 11" x 14' 11" measured to back of wardrobes (4.85m x 4.55m measured to back of wardrobes)

Situated on the first floor. Double glazed window to front. Double glazed door to rear leading to decked balcony which has modern glass balustrades. Range of fitted wardrobes. Radiator. Spotlights. Stunning views to rear.

En-Suite

15' x 7' (4.57m x 2.13m)

Situated on the first floor. Obscure double glazed window to rear. Four piece suite comprising of panel enclosed bath with plinth lighting, shower cubicle, wash hand basin with vanity unit and low level flush W.C. Part tiled walls. Tiled floor. Radiator. Extractor fan.

Second Floor Landing

Stairs from first floor landing. Double glazed window to rear. Dado rail Spotlights.

Lounge

23' 6" x 15' 1" (7.16m x 4.60m)

Double glazed window to front and rear. Feature fireplace inset with gas fire. Radiator. Wall light points. Dado rail Spotlights.

Bedroom Four

17' 9" x 7' 2" (5.41m x 2.18m)

Double glazed window to front and rear. Range of fitted wardrobes. Radiator.







Bedroom Five

9' 9" x 8' 6" (2.97m x 2.59m)

This room is currently being used as an office. Double glazed window to rear. Radiator.

Front Garden

To the front of the property there is a small patio seating area with external lighting. The remainder of the front garden is laid to lawn with established trees and shrubs. Side access to rear garden.

Garage

The garage is accessed via an electric up and over door and has power and light connected.

Rear Garden

The rear garden commences with a patio area with a further decked area. The remainder is laid to Astro turf.

To view this property please contact Connells on

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directions to this property:

Sat Nav: SS8 0AY

EPC Rating: D

Tenure: Freehold

view this property online [connells.co.uk/Property/ref-RAY305662](https://www.connells.co.uk/Property/ref-RAY305662)



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