

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Kingsmere Close, Kings Park, Canvey Island, SS8 8FB



£340,000

WILLIAMS and DONOVAN are pleased to offer for sale this lovely, exclusive two bedroom park home situated on the 70 acre gated Kings Park on Canvey Island. Accommodating the over 50s, Kings Park has a close knit community with clubhouse, bar, shop and swimming pool set amongst the communal grounds and fishing lake. This luxurious property itself benefits from having a spacious, modern fitted kitchen; lounge measuring 19' 2"; ensuite and walk in wardrobe to bedroom one and own garden and driveway for parking numerous vehicles. EPC rating - TBC. Our ref: 15411

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Kingsmere Close, Kings Park, Canvey Island, SS8 8FB

Accommodation comprises:

Entrance via uPVC double glazed door to:

## HALL

Obscure double glazed windows to front aspect. Door to:

## KITCHEN/DINER 19' 2" x 15' 5" (5.84m x 4.7m)

Spotlight insets. Double glazed windows to front and rear aspects. Range of base and eye level units. Marble working surfaces. Inset stainless steel sink. Inset 4 ring electric hob with extractor fan over. Built in double electric oven. Integrated dishwasher. Integrated wine cooler. Integrated fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Breakfast bar. Tiled splashbacks. Built in storage cupboard housing boiler. Further built in storage cupboard. Two radiators. Double glazed door to rear aspect. Double opening doors to:



## LOUNGE 19' 2" x 13' 3" reducing to 11' 3" (5.84m x 4.04m > 3.43m)

Spotlight insets. Double glazed bay windows to side aspect. Double glazed door to front aspect. Feature electric fireplace. Two radiators.



## BEDROOM ONE 10' 7" x 9' 7" (3.23m x 2.92m)

Double glazed bay window to front aspect. Radiator. Opening to:



## DRESSING ROOM

Spotlight insets. Built in wardrobes. Door to:

## ENSUITE 6' x 4' 8" (1.83m x 1.42m)

Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



### BEDROOM TWO 9' 3" x 8' 6" (2.82m x 2.59m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



### BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath. Chrome heated towel rail. Tiled walls.



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for numerous vehicles. Extensive raised decking area with glass balustrade.

To the **REAR** of the property is a lawn area. Brick built storage shed. Exterior lighting.

### Agent's Note:

**Charges - £299 per calendar month which includes Ground rent and services.**

**Two pets are permitted.**

**3 years new build warranty remaining.**

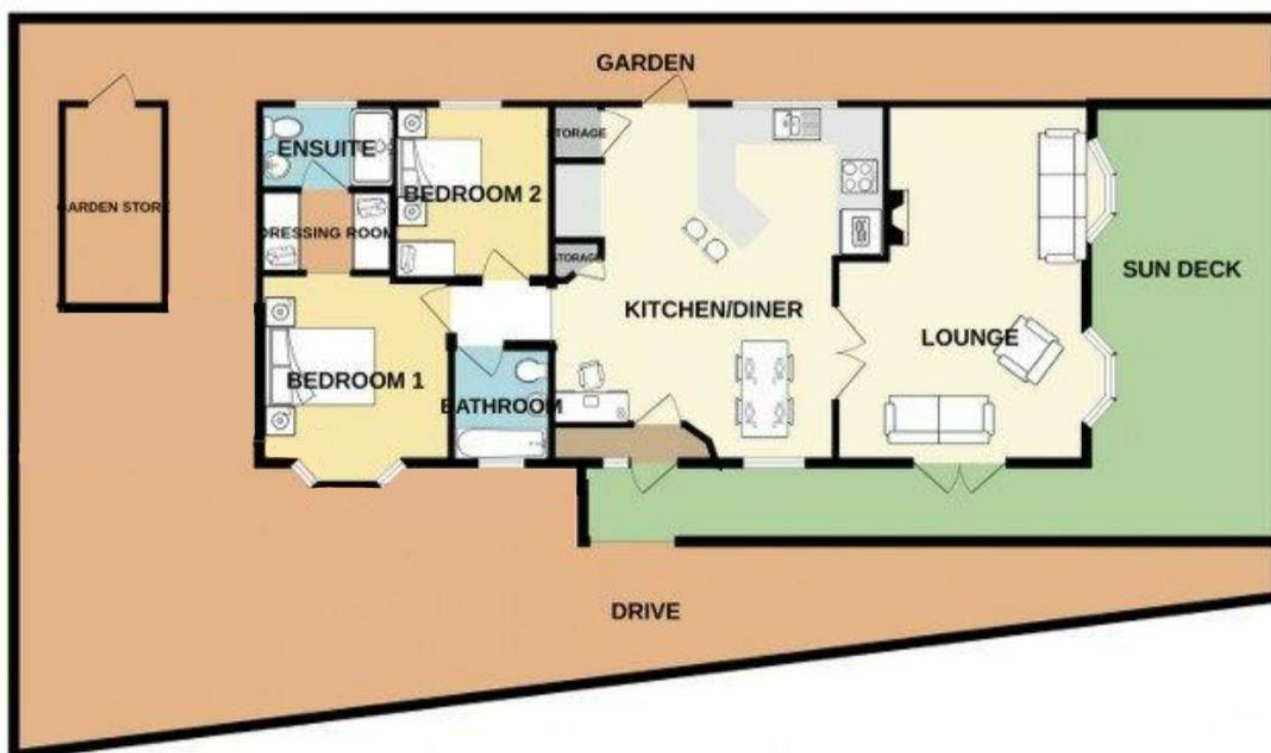
**Over 50s only.**

**Entertainment available in the bar/restaurant for residents.**

**24 hour security on site.**



GROUND FLOOR  
1940 sq.ft. (180.2 sq.m.) approx.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.