

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Leigh Beck Lane, Canvey Island, SS8 7PP



GUIDE PRICE £285,000

In a quiet, sought after Canvey cul-de-sac location within easy reach of Eastern Esplanade and Leigh Beck primary school, is this three bedroom family home. This property is offered for sale with NO ONWARD CHAIN and benefits from having a kitchen/family room; separate utility room; lounge; two double bedrooms; West backing rear garden; off street parking and would make an ideal FIRST TIME BUY or BUY TO LET investment.
EPC rating - D. Our ref: 16405

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Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

PORCH 6' 10" x 3' 9" (2.08m x 1.14m)

Skimmed ceiling. Open plan to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Laminate wood effect flooring. Open plan to:



LOUNGE 12' 7" x 11' 10" (3.84m x 3.61m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Radiator.



KITCHEN/FAMILY ROOM 10' 9" x 9' 7" (3.28m x 2.92m)

Skimmed ceiling. Feature drop ceiling with spotlight insets over island. UPVC double glazed French style doors leading to REAR GARDEN. UPVC double glazed window to rear aspect.

Range of wall, base and floor to ceiling units with square edged working surfaces. Inset 4 ring electric hob with glass splashback and extractor hood over. Built in twin electric eyeliner ovens. Island with inset one and a half bowl sink drainer and storage cupboards under. Space and plumbing for washing machine. Space for tumble dryer. Space with cupboard surround for American style fridge/freezer. Door to:



UTILITY AREA

Small utility area with door to:

CLOAKROOM

Close coupled w/c.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. Doors to:

BEDROOM ONE 12' 6" x 11' 2" (3.81m x 3.4m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Built in wardrobes. Radiator.



BEDROOM TWO 11' 3" x 9' 8" (3.43m x 2.95m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Built in wardrobes. Radiator.



BEDROOM THREE 8' 9" reducing to 6' 4" x 7' 5" (2.67m > 1.93m x 2.26m)

Skimmed ceiling. UPVC double glazed window to front aspect. Built in cupboard. Radiator.



FAMILY BATHROOM 7' 4" x 5' 3" (2.24m x 1.6m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin with chrome mixer tap and P-shaped panelled bath with shower over. Chrome heated ladder style towel rail. Part tiled with complementary ceramics. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking. Path to front door.

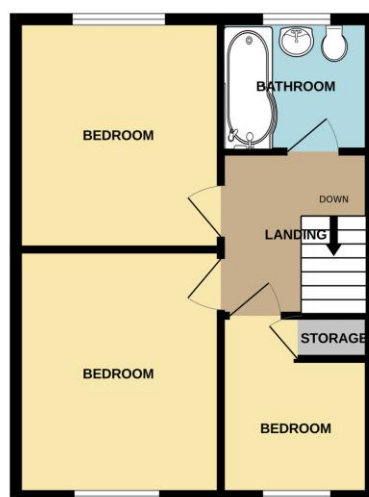
The **REAR GARDEN** is West backing and commences with astro turf area. Brick built shed to remain. Fencing to all boundaries. To the side of the property is a lean to storage area with door to front.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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.
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