

*To arrange a viewing contact us
today on 01268 777400*



Point Road, Canvey Island Asking price £165,000

A Life Less Ordinary: Elegant 3-Bedroom Boathouse with Wrap-Around Decking

Discover the epitome of tranquil living with this remarkable 3-bedroom boathouse, where contemporary comfort meets the timeless beauty of waterfront serenity. Nestled gently on the water's edge, this exceptional floating home invites you to embrace a lifestyle of understated luxury, effortless practicality, and deep connection to nature.

Step aboard via a beautifully appointed decked frontage, complete with secure steel double-lock front door and fenced boundaries — offering both privacy and peace of mind. The expansive wrap-around decking area becomes an extension of your living space: perfect for morning coffees, sunset gatherings, or simply soaking in the panoramic water views.

www.aspireestateagents.co.uk

Inside, a world of refined elegance unfolds. The spacious lounge (5.69m x 2.74m) welcomes you with warm wooden flooring, self-adhesive designer walls, and a charming log burner for cozy evenings. Double glazed French doors open out onto the garden, allowing light and nature to flow freely into your everyday life.

At the heart of the home lies a stylish kitchen/diner (3.96m x 2.74m), featuring solid wood flooring, modern fitted units, a four-ring burner with extractor, and a classic butler sink. A double-glazed window offers calming views as you cook, while the open-plan layout is perfect for entertaining or relaxed family meals.

Down the hallway (5.79m x 1.22m), illuminated by twin side windows, you'll find three tranquil bedrooms — each a private retreat:

The master bedroom (3.96m x 3.35m) is a sun-drenched haven with four windows, solid oak floors, and ample space for wardrobes.

Bedroom two (3.66m x 2.13m) offers cozy comfort with laminate flooring, two windows, and a warm gas radiator.

Bedroom three (3.35m x 2.13m) provides flexibility for guests, children, or a home office, with natural light and spotlighted ceilings.

The contemporary bathroom (2.69m x 1.91m) is both functional and inviting, complete with tiled flooring, UPVC splashback, a heated towel rack, modern wash basin with storage, and a low-level WC.

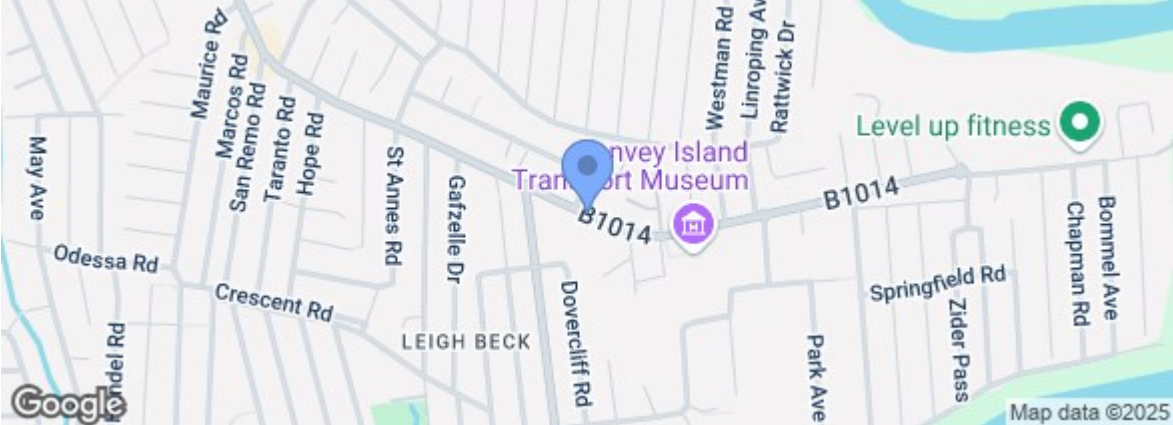
Tucked to the rear, the private garden area (3.96m x 2.44m) is your secluded outdoor sanctuary — featuring laminate flooring, a handy water tap, and side access that loops gracefully back to the front.

Beyond its beauty, this boathouse offers a surprisingly affordable lifestyle, with lower utility bills, reduced maintenance costs, and environmentally-conscious living — all without compromising on the comforts you deserve.

Where elegance meets efficiency. Where the water meets your soul.

This is more than a home. It's a life reimagined.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.