

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



Sandy Bay, Canvey Island £395,000

**** Calling all over 50s ****

Aspire Estate Agents are delighted to have partnered with Sandy Bay to bring you The Pheonix This new build home situated on Sandy bay has access to all of the parks amenities such as onsite Shop, Swimming pool and community hub.

For more information or to arrange a site viewing please email or phone our office to book your appointment now.

www.aspireestateagents.co.uk

Living Space

- Vaulted Ceiling
- Glazed french doors to dining area
- Built in fire surround with space for 75" TV
- Hidden Study area using 'hide and slide doors'
- Built in storage with LED lighting
- Stylish colour co-ordinated furnishings
- Floor length curtains

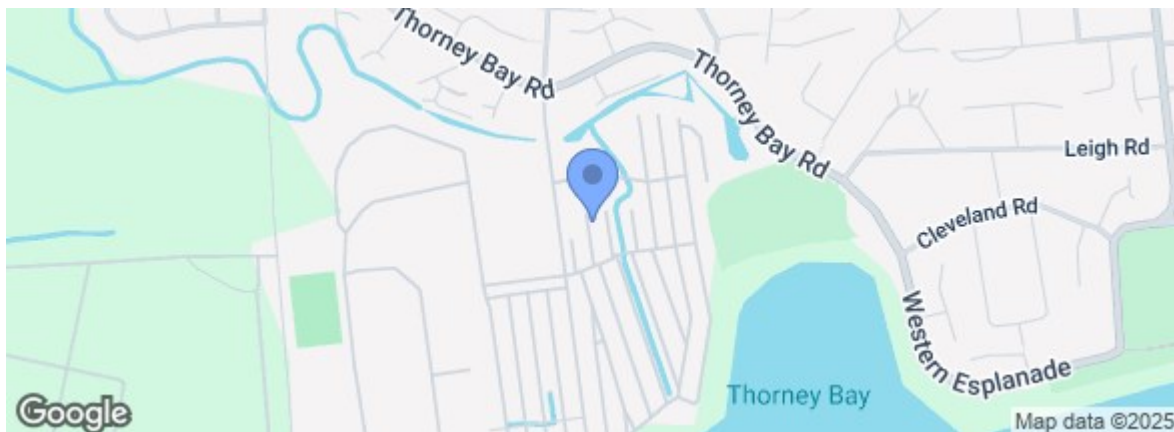
Kitchen and Dining

- Vaulted ceilings
- Feature lighting throughout
- Dining table & chairs
- Laminate flooring
- Large quartz island with breakfast bar stools
- Integrated fridge/freezer, eye-level oven, microwave, wine cooler
- Bosch appliances
- Pantry Larder

Bedrooms and Bathrooms

- Vaulted ceiling
- Wall lights and LED spotlights in ceiling
- Large Walk-in wardrobe/dressing room to the Master bedroom
- Show storage and LED feature shelving to Walk-in Wardrobe
- Skylights to Walk-in Wardrobe
- TV sockets in both bedrooms
- Sleeppeeze hotel grade beds
- Dresser to both bedrooms
- Shaver socket to both bathrooms
- Illuminated mirrors
- Brushed Brass fittings
- Feature lighting
- 2 person roll-top bath to bathroom
- Walk in shower to en-suite
- Skylight to en-suite

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.