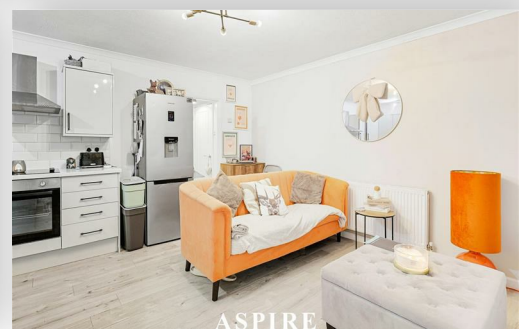


*To arrange a viewing contact us
today on 01268 777400*



High Street, Canvey Island £170,000

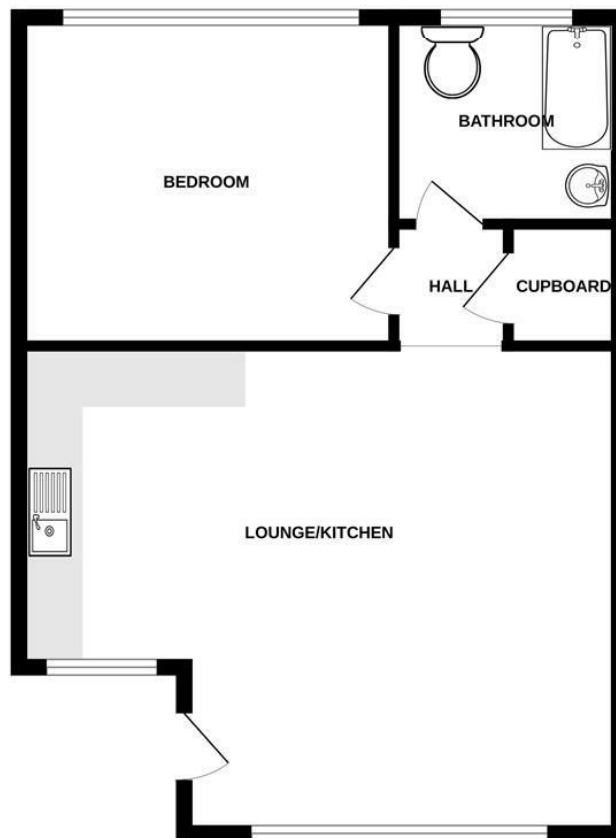
Aspire presents this nicely presented one-bedroom flat, offered with no onward chain, and ideally located just a short distance from Canvey Town Centre with its excellent range of shops, amenities, and transport links.

The property offers well-planned accommodation comprising a Kitchen/Lounge, inner hallway, modern bathroom, and a well-proportioned double bedroom. Further highlights include a modern fitted kitchen and a garage in block, making this a fantastic purchase for first-time buyers, investors, or anyone looking to downsize.

The property is finished to a good standard throughout and further benefits from a garage located on block. An excellent opportunity for first-time buyers or investors alike.

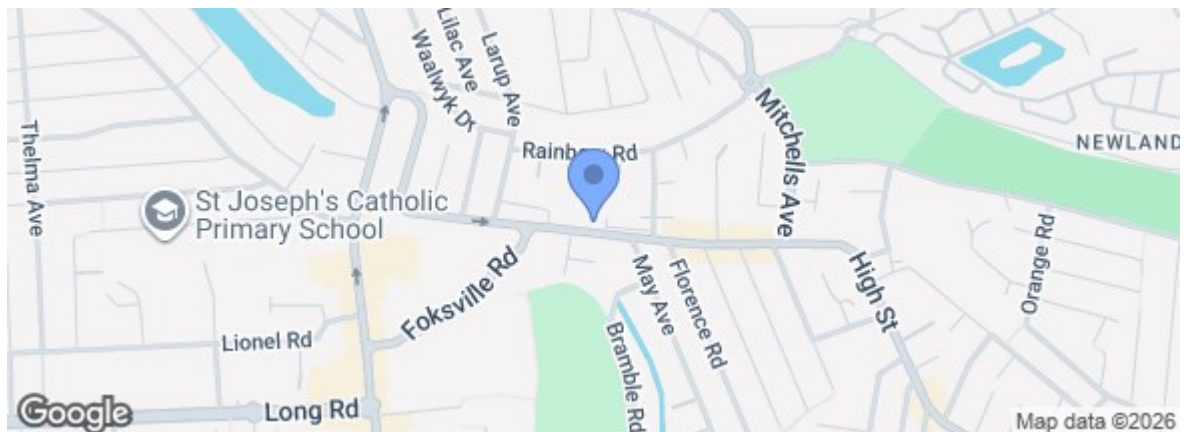
Location: Ideally situated just a stone's throw from Canvey Town Centre, the property enjoys easy access to a range of local shops, amenities, and transport links, making it a convenient and sought-after position.

GROUND FLOOR



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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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		72	78
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.