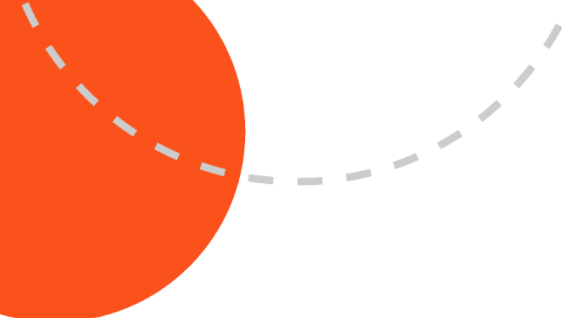




Sussex Way, Canvey Island, Essex, SS8 9XE
3 bed semi-detached bungalow / O.I.E.O £375,000 / t. 01702 555888

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Situated on this lovely corner plot in the ever sought after 'Sussex Way' is this extended **three bedroom** semi detached bungalow, with a spacious yet versatile layout. Offering two reception rooms, kitchen, good size bedrooms, two bathroom suite's and a further w.c together with a secluded rear garden, garden room, workshop and huge garages ideal for car/vehicle enthusiasts or a space to extend further (subject to the necessary consent). Also benefiting from plenty of off street parking to front.

Conveniently located in a prime spot on Canvey Island, this property offers easy access to a range of amenities, including shops, cafes, schools, and parks. Benfleet mainline station with direct links into London Fenchurch Street and major trunk roads are also a short drive away. Offered with no onward chain, call now to book your viewing.

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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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Highlights

- / Extended Three Bedroom Semi Detached Bungalow
- / Generous Corner Plot
- / Two Reception Rooms
- / Two Bathrooms & Separate W.C
- / Huge Garage Space
- / Workshop
- / Garden Room
- / Off Street Parking For Numerous Vehicles
- / No Onward Chain
- / Excellent Potential
- / Popular Turning
- / Close To Schools, Shops & Amenities
- / Easy Access To Benfleet Station
- / Secluded Rear Garden
- / Viewings Advised

Entrance door to:

Entrance Porch \ Tiled effect flooring, smooth plastered ceiling, door to:

Entrance Hall \ Laminate flooring, power points, radiator, inset spotlights, loft access hatch with drop down ladder, three storage cupboards one housing combination boiler, doors to accommodation off:

Lounge 16'8 x 9'9 \ UPVC double glazed window to front, laminate flooring, TV point, power points, feature fireplace.

Kitchen 11'4 x 9'3 \ Stainless steel sink and drainer unit inset into a range of roll edged work tops with cupboards and drawers beneath, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge/freezer, integrated Bosch double oven, inset four ring gas hob, smooth plastered and coved ceiling with inset spotlights, tiled effect flooring, power points, open plan to:

Dining Room 11'3 x 9'10 \ UPVC double glazed French doors leading to rear garden, fitted carpet, radiator, power points, log burner, smooth plastered and coved ceiling with inset spotlights, UPVC double glazed window to side, door to and from lobby.

Bedroom One 12'8 x 9'9 \ UPVC double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobe

Bedroom Two 14'6 into bay x 7'7 \ Laminate flooring, UPVC double glazed bay window to front and further UPVC double glazed window to side, power points, radiator, storage unit.

Bathroom 8' x 5'8 \ Three piece suite comprising panelled bath with shower over, low flush W.C, pedestal wash basin, radiator, tiled floors and walls, UPVC obscure double glazed window to side, extractor.



Lobby \ Vinyl flooring, radiator, power points, smooth plastered ceiling with inset spotlights, loft access hatch, UPVC obscure double glazed door leading to sideways which in turn leads to garages, door to W.C. and Bedroom Three.

W.C. \ Two piece suite comprising push button W.C., wall hung wash basin, radiator, vinyl flooring, UPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlight.

Bedroom Three 14'9 x 12'8 \ Laminate flooring, radiator, power points, smooth plastered ceiling, fitted wardrobes with central door leading to en-suite, stainless steel sink and drainer unit with roll edged work tops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, integrated hob, tiled splashbacks, extractor.

En-Suite \ Modern three piece suite comprising shower cubicle with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, upvc double glazed window to rear, mostly tiled walls,

Rear Garden \ A secluded rear garden commencing with patio area whilst the remainder is laid to established, fencing to borders, outside tap.

Garden Room \ Accessed via double glazed french doors from garden.

Garages measuring in total 49'6'x max reducing to 30'10 by 25'6 \ Up and over doors to front, power and light connected, doors leading to rear garden and sideways, further door to:

Workshop 9'10 x 8'8 \ Power points, work bench, double glazed window to side.

Front Garden \ Large driveway providing off street parking for numerous vehicles.







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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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