



* £240,000 - £260,000 * PARKING FOR TWO * PRIVATE SUN TERRACE AND GARDEN * INCREDIBLY WELL-PRESENTED INTERIORS * DOUBLE BEDROOMS AND TWO BATHROOMS * SWIMMING POOL AND 24-HOUR SECURITY * WALK-IN WARDROBE * FANTASTIC LOCATION * OVER 50'S * This immaculate two double bedroom home offers a brilliant location, ample living space and parking. The accommodation is comprised of; two double bedrooms with wardrobes and a bathroom each, a dining room and large lounge with direct access to the private sun terrace, a fitted kitchen, a private garden with storage shed and parking for two vehicles. The location is nearby the seafront amenities and beach as well as 'Wooden Park' and there are bus links nearby too. The site even has a clubhouse offering hot meals all day, its own bar, swimming pool and 24-hour site security! The home has been incredibly well looked after and has a stylish exterior, making it ready to move into for the over 50's - book a viewing now to avoid disappointment!

- Parking for two
- Private garden with storage shed
- Stylish exterior
- Double bedrooms both with wardrobes
- On site clubhouse, bar, swimming pool and 24hr security
- Private sun terrace
- Immaculately well presented
- Two bathrooms
- Great location nearby the beachfront and amenities/bus links
- Ready to move straight into for over 50's

Thorney Bay Road

Canvey Island

£240,000

Price Guide



Thorney Bay Road



Frontage/Parking

Parking for two vehicles on a block paved driveway, access to sun terrace and garden, UPVC double glazed obscured front door leading to:

Hallway

L-shaped entrance hall with spotlighting, coving, radiator, skirting and carpet.

Master Bedroom

9'3" x 9'1"

UPVC double glazed window to rear aspect, access to en-suite, walk-in wardrobe, radiator, spotlighting, coving, skirting and carpet.

En-suite to Master

5'7" x 5'3"

Obscured UPVC double glazed window to side aspect, tiled shower cubicle with drencher head and shower attachment, low-level w/c, vanity unit with wash basin and chrome taps, radiator, spotlighting, extractor fan, coving and lino flooring.

Bedroom Two

9'3" x 9'3"

UPVC double glazed oriel window to front aspect, built-in wardrobes and dresser unit, spotlighting, coving, radiator, skirting and carpet.

Three-Piece Bathroom

6'6" x 5'11"

Obscured UPVC double glazed window to front aspect, tiled bath area with drencher head and secondary shower attachment, low-level w/c, pedestal wash basin with chrome taps and a tiled splashback, spotlighting, extractor fan, coving, skirting and lino flooring.

Dining Room

9'10" x 7'6"

UPVC double glazed window to front aspect, opening through to lounge, spotlighting, coving, radiator, skirting and carpet.

Lounge

18'9" x 11'2"

UPVC double glazed French doors for sun terrace access as well as two UPVC double glazed oriel windows to front and side aspects, feature fireplace, two radiators, spotlighting, coving, skirting and carpet.

Kitchen

12'4" x 9'1"

UPVC double glazed door for garden access as well as a UPVC double glazed window to rear aspect. Shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap, laminate worktops with tiled splashback, four ring burner Bosch gas hob with hidden extractor over, eye-level integrated Bosch oven, boiler cupboard, integrated fridge/freezer, integrated dishwasher, integrated washing machine, spotlighting, extractor fan, coving, skirting and lino flooring.

Sun Terrace

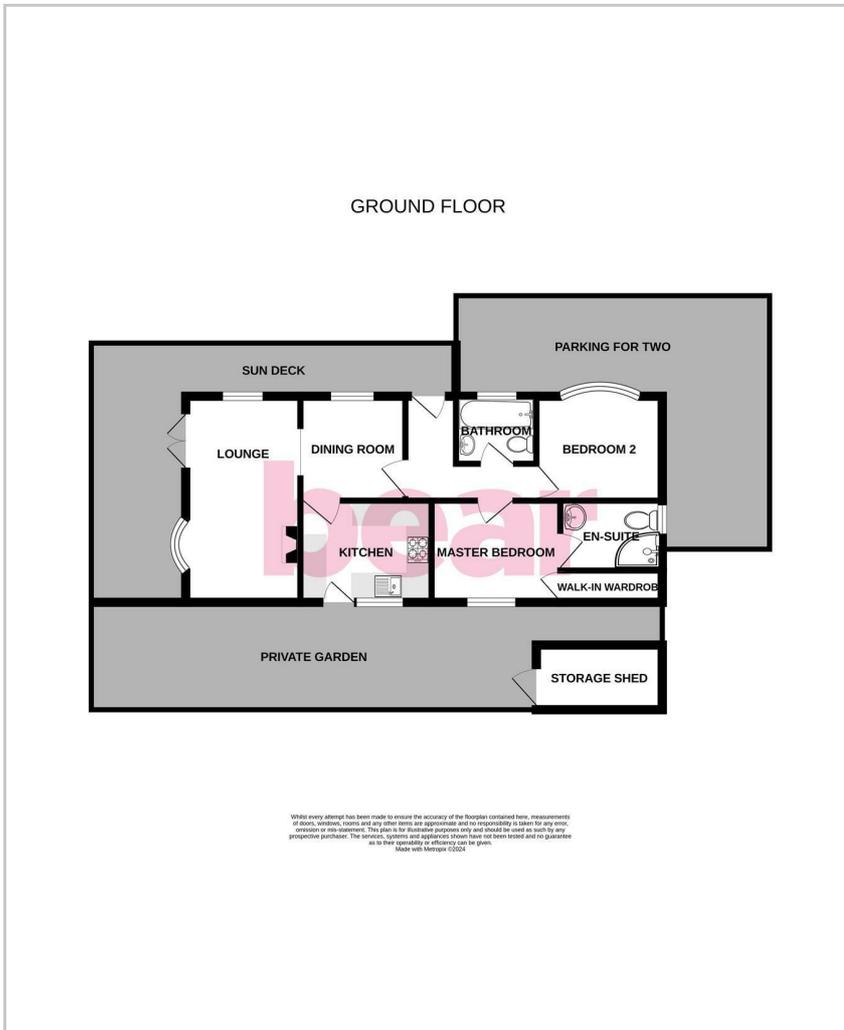
L-shaped deck with ample seating space and steps down to parking and garden.

Rear Garden

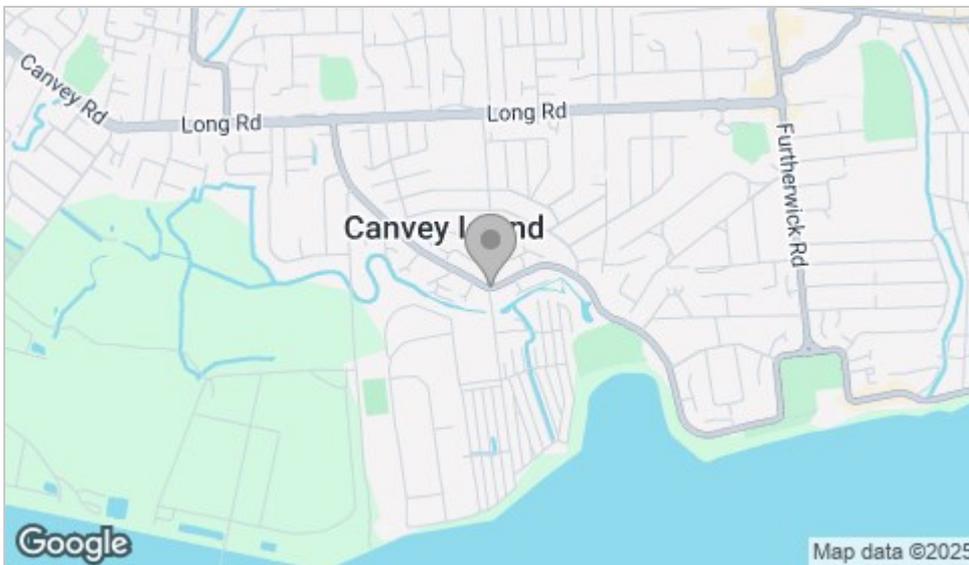
Low-maintenance artificial lawn, block paved seating area, access to substantial storage shed and the parking.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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	