



£325,000 - £350,000

LARGER THAN AVERAGE * A stunning two double bedroom park home that has a superb modern interior throughout and the advantages of two bathrooms, a large kitchen diner and a stunning lounge with French doors and bi-folding doors opening on to a South facing veranda. The property boasts spacious rooms, integrated appliances and an abundance of natural light. The outside offers your own driveway and easy living with the exterior areas all created with composite decking and artificial grass for low maintenance. Located on a very flat part of Canvey Island with unobstructed views of Sandy Bay lake and Canvey seafront, the property is nearby to useful amenities and offers easy access on and off Canvey Island.

- Luxury park home for over 50's
- Master bedroom with en-suite and fitted wardrobes
- Own driveway
- Lounge opening on to outside veranda
- On-site facilities such as bar, pool and general shop
- Two double bedrooms
- Modern bathroom
- Entrance hallway leading to impressive kitchen diner
- Stones throw from beachfront
- Easy access on and off Canvey Island

Thorney Bay Road

Canvey Island

£325,000

Price Guide



Thorney Bay Road



Frontage

Sloped entrance on a composite decking board, access to outside decked area, access to your driveway, door to:

Entrance Hallway

4'11" x 3'11"

UPVC double-glazed door to front, double-glazed windows to rear aspect, Vinyl flooring, floor-to-ceiling sliding door storage cupboards, radiator, door to:

Kitchen

19'2" x 14'10" > 12'5"

Tinted double-glazed windows to rear aspect, two Velux windows to rear aspect, double-glazed window to front aspect, obscured glass UPVC double-glazed door to the rear aspect leading out to the garden area, cream gloss handleless units both wall mounted and base level units comprising; square edge laminate worktop, 1.5 ceramic sink and drainer with a stainless steel tap, integrated CDA oven and grill, integrated CDA four ring electric hob, pan draws, center island with breakfast bar, integrated dishwasher, integrated washing machine, large storage cupboard housing a Potterton Promax Ultra wall mounted boiler, radiator, vinyl flooring, doors to:

Lounge

19'1" x 11'10"

Tinted double-glazed windows to rear aspect, double-glazed window to side aspect, double-glazed French doors to side aspect giving access to the composite raised decking area, double-glazed bi-folding doors to front aspect also leading out to the composite raised decking area, feature integral electric fireplace, vertical radiator, vinyl flooring.

L-Shaped Inner Hallway

Top box storage, large storage cupboard, radiator, vinyl floor, door to:

Bedroom One

12'1" x 9'2"

Fully fitted built-in mirrored sliding door wardrobes, double glazed windows to rear aspect, radiator, carpet, door to:

En-Suite Shower Room

8'0" x 6'2"

Obscured double-glazed window to rear aspect, modern three-piece shower suite comprising; double walk in shower with a rainfall head, vanity unit wash basin, low-level WC, lino flooring, chrome heated towel rail, part tiled walls, extractor fan.

Bedroom Two

14'4" > 10'2" x 9'2"

Double glazed window to front aspect, mirrored fully fitted built-in sliding wardrobes, radiator, carpet.

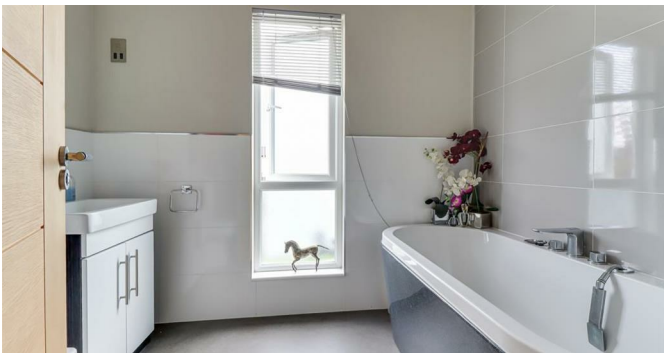
Bathroom

8'3" x 6'2"

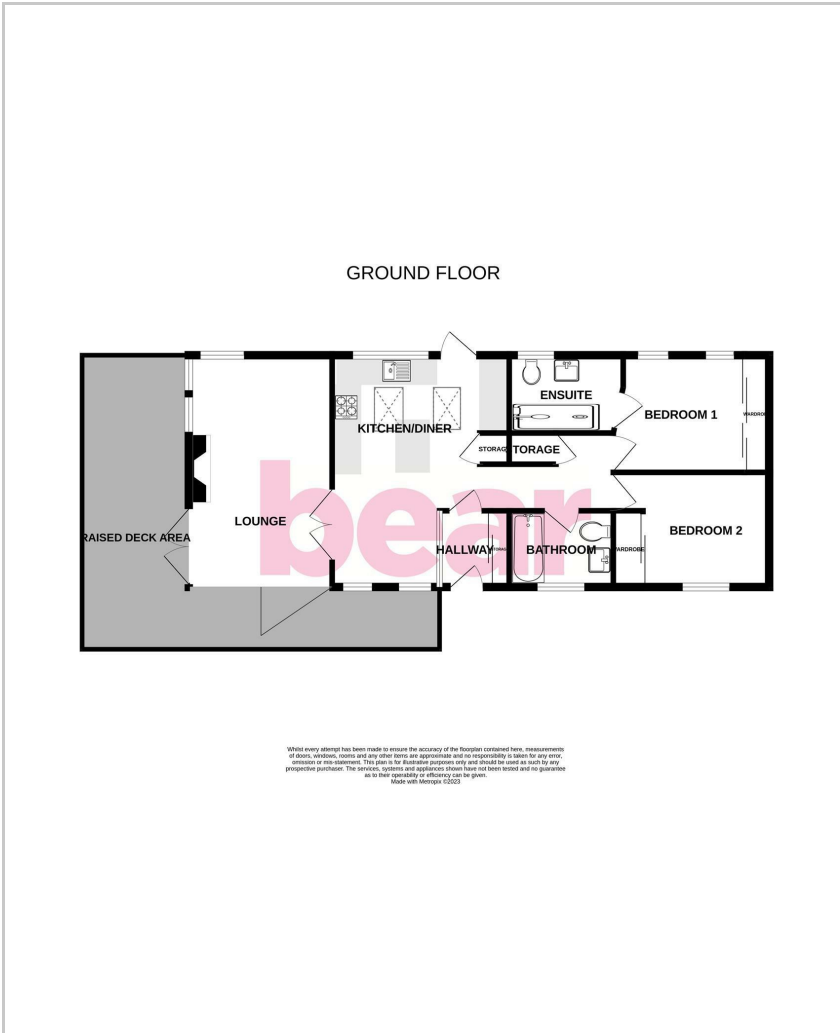
Obscured double-glazed window to front aspect, modern three-piece bathroom suite comprising; roll edge bath with a shower attachment, low-level WC, vanity unit wash basin, chrome heated towel rail, part tiled walls, lino flooring.

Exterior

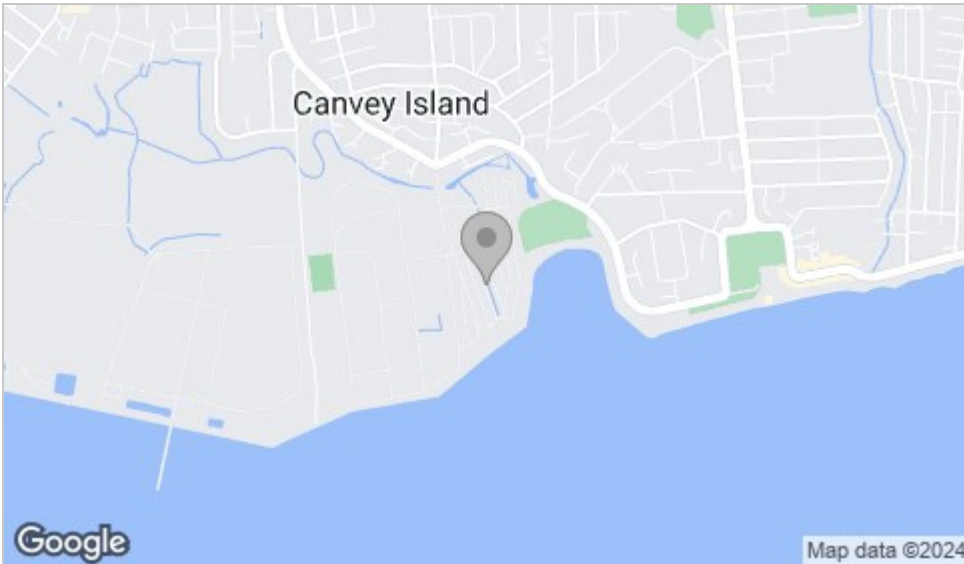
Comprising of a block paved patio area, large storage unit, remainder artificial lawn, outside tap, steps up to your raised decking area, side access to the front driveway, large raised composite decked area with glass balustrade. The raised deck area has a South aspect so therefore enjoying plenty of sun in the summer months.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		