



*R296 Kings Park Creek Road*



**R296 Kings Park Creek Road  
Canvey Island  
Essex  
SS8 8QE**

£99,995



Located on the ever-popular Kings Park Retirement Village for the over 50s is this two-bedroom single-park home facing the main road and within a stone's throw of the local onsite shop.

Onsite facilities include a picturesque fishing lake, indoor swimming pool, club lounge, and gated security. Bus Services are available from the site entrance, within easy reach of Canvey Heights Country Park.

The accommodation includes a lounge at the front, and from here is a fitted kitchen/diner and ample space for a dining room table. To the opposite end of the hallway are two bedrooms, and completing the accommodation is the modern shower Room.

The property is offered for sale with NO ONWARD CHAIN, and arrangements to view can be made by contacting our office at 01268 699599

Agents Notes - The property requires refurbishment and redecoration - we also advise offers for this property will be considered on 11th November 2022



**Hall**

Doors off to the accommodation, storage cupboard

**Lounge**

10'x11'6 (3.05mx3.51m)  
Double-glazed bay window to the front elevation, double-glazed windows to either side, airing cupboard, opening through to the kitchen/diner. Night storage heater (not tested).

**Kitchen/Diner**

11'6x9'6 (3.51mx2.90m )  
Ample space for dining room table, in need of some attention. A range of units at base level with wood style trimmed work surfaces over with inset stainless steel 1¼ drainer sink, inset ceramic hob with oven, under neither have been tested. Deep storage cupboard.



### **Bedroom One**

11'3x7'9 (3.43mx2.36m )

Double glazed window

### **Bedroom Two**

8'5x7'8 (2.57mx2.34m)

Double-glazed window

### **Shower Room**

Mainly tiled with large walk-in shower cubicle, low-level w/c with push flush, and pedestal wash hand basin.

### **EXTERNALLY**

Screened from the road by low-level hedging enclosing lawn areas with brick-built store, access to the lounge, and access to the entrance door for the hall at the side all accessed via steps.



GROUND FLOOR



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