



New Property Plot 2 Lionel Road



New Property Plot 2 Lionel Road

Canvey Island

Essex

SS8 9DF

£425,000



Looking for a beautiful new home in Canvey Island? Look no further than these stunning Four Bedroom homes for sale by Richard Poyntz. Located close to the town centre and with easy access to local bus routes, schools, and the seafront, these properties have been finished to an exceptional standard with luxurious, fully fitted kitchens, bathrooms, and ensuites. Plus, they come with garages, parking, landscaped gardens, and a 10-year build warranty. This is a fantastic opportunity to live in a wonderful location, so don't hesitate to check out.

<https://www.lionelroad.co.uk/brochure/>



Hall

17'6 x 4'10 (5.33m x 1.47m)

WC

Living Room / Kitchen / Dining

19'9 x 12'3 (6.02m x 3.73m)

Kitchen Area

9'7 x 9 (2.92m x 2.74m)

Bedroom One

13'3 x 9'6 (4.04m x 2.90m)

Ensuite

Bedroom Two

15'1x 9'6 (4.60mx 2.90m)

Bedroom Three

12'3 x 9'11 (3.73m x 3.02m)

Bedroom Four

10'2 x 9'11 (3.10m x 3.02m)

Bathroom

8'8 x 5'9 (2.64m x 1.75m)

Garage

23 x 9'1 (7.01m x 2.77m)

A 10-year LABC warranty covers the property for that additional peace of mind.

Some of the images used in this advertisement are indicative and are taken from built units on this development, which are of similar specification and the same house type (Plot 8&9)

External finishes may vary.

There will be a charge of £250 Per Year, we understand, towards the maintenance of the roads





Mirepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
 Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

