



*R729 Kings Park Creek Road*



# R729 Kings Park Creek Road Canvey Island SS8 8QS

£160,000



Richard Poyntz & Company has the pleasure of offering for sale this outstanding two-bedroom double-unit Park Home situated on the ever-popular Kings Park development. Strictly for the over 50's, which is a gated community with an on-site Restaurant and bar, indoor swimming pool, 24-hour gated security, and on-site convenience store. It is also on the outskirts of a bus route as well. The property itself is situated towards the far end of the site within a short distance of Canvey Heights, has the added benefit of a block paved driveway providing off-street parking, good size patio area and a further raised patio area which is ideal for a table and chairs, brick built shed with power and light connected. Internally there is a spacious hallway, a superb-sized lounge/diner, a superb-sized kitchen diner with modern white units, ample room for table and chairs, two well-proportioned bedrooms, modern three-piece shower room. The property has UPVC double-glazed windows and doors throughout, electric heating. The property offers no onward chain and viewing comes highly recommended.



## Hall

UPVC entrance door with obscured double-glazed insets giving access to a hallway, coved wallpapered ceiling, dado rail, electric storage heater, doors off to accommodation and store cupboard, wood flooring.

## Lounge/Diner

17'8x 10'9 (5.38m x 3.28m)

Coved wallpapered ceiling, UPVC double glazed bay window plus further UPVC double glazed window, electric storage heater x 2, feature fire

surround with marble back and hearth, dado rail, wood flooring.

## Kitchen/Diner

17'9 x 8'7 (5.41m x 2.62m)

Coved wallpapered ceiling, UPVC double-glazed bay window plus further UPVC double-glazed windows to further elevation, UPVC double-glazed sliding patio doors giving access to the outside patio, electric storage heater, tiled and laminate flooring, modern white units at base and eye level with matching drawers with square edge

worksurfaces over, four ring electric with oven under and extractor over, one and a quarter sink and drainer with chrome mixer taps, tiled splashback areas, space for various appliances, plumbing for washing machine, space for a dining room table and chairs.

### **Bedroom One**

10'1 x 7'8 to wardrobes (3.07m x 2.34m to wardrobes)

Good size bedroom which has coved papered ceiling, UPVC double glazed window, electric heater, built-in wardrobes, vinyl floor covering.



### **Bedroom Two**

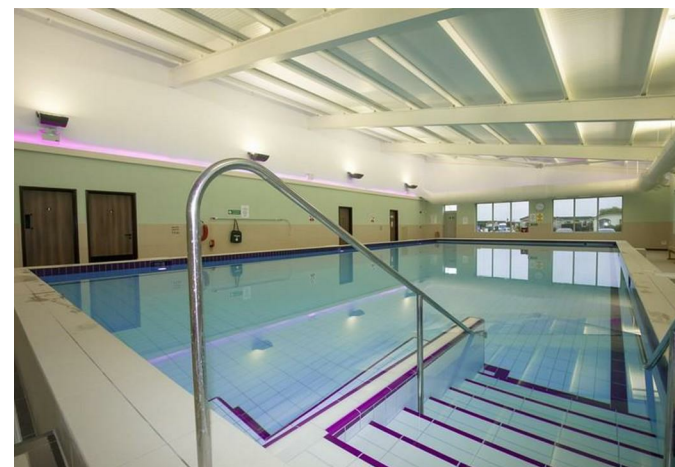
9'6 x 7'10 (2.90m x 2.39m)

Another good size bedroom, coved papered ceiling, UPVC double glazed window, built-in wardrobe, electric heater, carpet.



### **Shower Room**

Coved papered ceiling, obscure UPVC double glazed window, dado rail, wall mounted Dimplex heater, tiled laminate flooring, tiled splashback areas, three-piece white suite comprising close coupled lever handled wc, pedestal wash hand basin with chrome taps, double shower tray with glass screening doors, wall mounted shower.



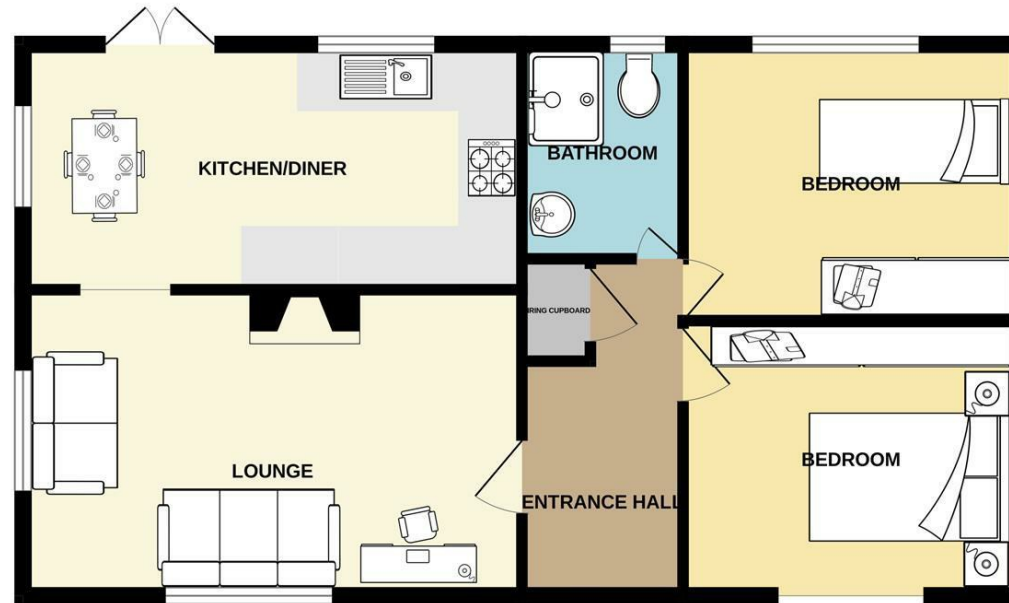
### **Outside Areas**

Block paved driveway providing off-street parking, shingled areas, shrubs, paved pathway and patio, further raised patio area, small lawned area, brick built shed with power and light connected, outside tap, power point and lighting.

### **Agents Note**

We understand the ground on this property is in the region of £261.50 ( approx ),this can be verified with your legal representative in due course .

GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.4 sq.m.) approx.

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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