



23 Clermont House



**RICHARD
POYNTZ**

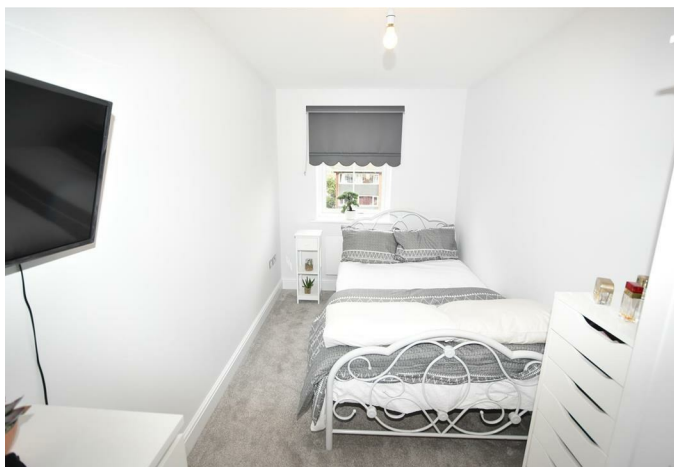
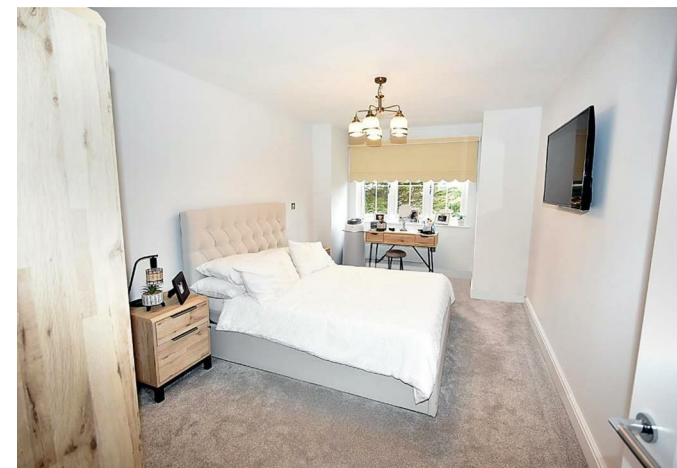
23 Clermont House Canvey Island Essex. SS8 0JY

£285,000



This apartment, one of the largest in the highly sought-after recent development, is being offered for sale with no onward chain. Nestled at the rear of the development, it features two spacious double bedrooms and a meticulously designed shower room.

The elegant lounge seamlessly combines with a dining area and a well-equipped kitchen, complete with modern appliances and ample cupboard space. The property boasts a breathtaking roof terrace, accessible one floor up, a residents' lounge and an indoor mobility scooter store. The gated parking adds an extra layer of security. Its prime location within the town centre provides easy access to diverse shops and cafes. Moreover, it is conveniently situated opposite the I doctors' and bus route hubs. To top it off, a video entry system and lifts contribute to the overall ease and convenience of the property.



Hallway

A spacious carpeted hallway with a large storage cupboard/airing cupboard, doors off to the accommodation, and a video security entry system.

Lounge / Kitchen / Dining

26'2 x 12'5

Double glazed French doors with a Juliette balcony, the lounge area has a fitted carpet,

coving to ceiling, the kitchen area has a luxury fitted kitchen with units at eye and base level, inset sink with worksurfaces to two walls, oven, hob, extractor, dishwasher, washing machine and fridge freezer included.

Bedroom one

15'8 x 9'2

Double glazed bay window, fitted carpet, flat plastered ceiling.

Bedroom Two

15'8 x 9'2

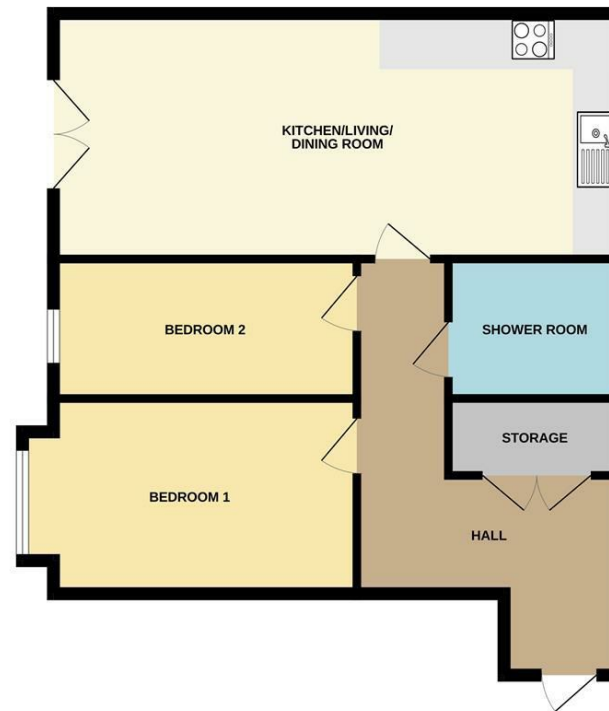
Double glazed window, fitted carpet, flat plastered ceiling.

Shower Room

With a walk-in shower cubicle and glass screen, wall-mounted wash hand basin and low-level wc, tiled to the walls and floors.



GROUND FLOOR



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