



55b. Hannett Road



RICHARD
POYNTZ

55b. Hannett Road Canvey Island Essex SS8 8LP

£318,500



Located in the ever-popular Small Gains area, just a stone's throw from the playing fields and with easy access to Canvey Heights, this superb one-bedroom chalet-style home—built only seven years ago—offers spacious and contemporary living throughout.

The accommodation begins with a welcoming entrance hall and handy ground-floor cloakroom. To the rear, a generous lounge opens directly onto the garden, creating a bright and sociable living space. The stylish, fully fitted kitchen comes complete with an oven, hob, dishwasher, and fridge freezer, all integrated for convenience.

Upstairs, the exceptionally large main bedroom (measuring 18'6 x 12'7) provides outstanding space, complemented by a modern family bathroom.

Externally, the property boasts a low-maintenance paved garden, enhanced by the inclusion of a hot tub, plus a versatile summerhouse/office with power that could also serve as an occasional bedroom. To the front, there is parking together with access to a limited-length carport.

This is a rare opportunity to acquire a modern home that combines stylish interiors with versatile outdoor space, all set within one of Canvey's most desirable locations.



Hallway

Double glazed entrance door into a spacious entrance hall with laminate flooring, doors off to the ground floor accommodation, stairs connecting to the first floor with storage under.

Lounge

14'11 x 11'9 (4.55m x 3.58m)

Double glaze French doors opening onto the garden, laminate flooring, flat plastered ceiling, radiator.

Kitchen

10'2 x 8'6 (3.10m x 2.59m)

Double glazed window to the rear elevation, double glazed door at the side elevation, stylish modern kitchen with coloured units and drawers at base level, worksurfaces over with inset stainless steel sink, inset hob, oven, fridge freezer, dishwasher included, cupboard housing gas fired boiler, extractor unit and units to either side.

Cloakroom

Double glazed window to the front elevation, low level wc, radiator, vanity unit with inset wash hand basin.

First Floor Landing

Double-glazed to the side elevation, eaves storage, doors to bedroom and bathroom.

Bedroom One

18'6 x 12'7 (5.64m x 3.84m)

Double glazed to front, flat plastered ceiling, radiator.



Bathroom

Double glazed to side, chrome towel rail, suite comprising panelled bath with overhead shower, close coupled low level wc and vanity unit with inset wash hand basin.

Exterior

Front Garden

Block paved parking to the front connecting to a limited length carport, side access to rear garden.



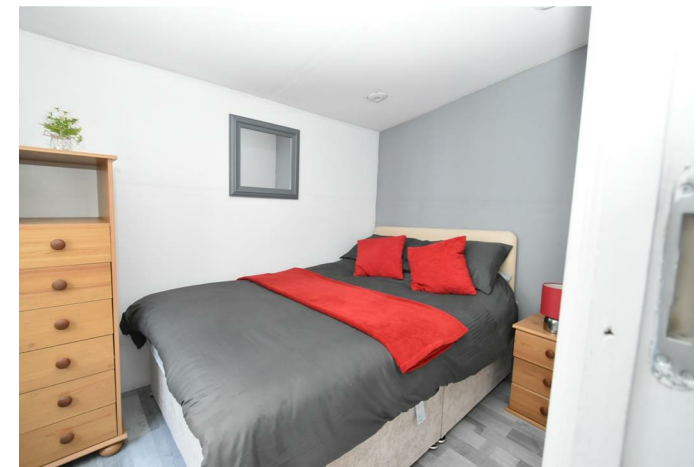
Rear Garden

A paved rear garden, fenced to boundaries, outside tap, hot tub to remain.

Summerhouse/Office/Occasional Bedroom

(9'4 x 8'4) & (9'8 x 6'11) ((2.84m x 2.54m) & (2.95m x 2.11m))

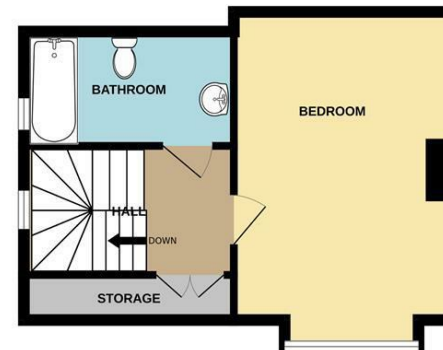
With power and could be utilised as an occasional bedroom, office, or games room. It comprises two rooms: one room is 9'4 x 8'9, and the second room is 9'8 x 6'11.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

Misrepresentation 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.

