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**RICHARD
POYNTZ**



3. Parkview

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OIEO £625,000



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Prime Location – Situated in an exclusive private close, overlooking Kismet Park and near the seafront.

Spacious Lounge – offering stunning views across Kismet Park.

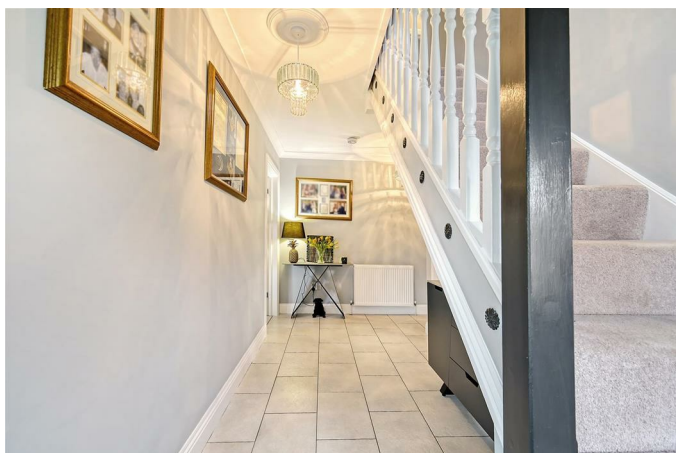
Modern Kitchen/Breakfast Room & Utility Area – Contemporary design with doors leading to a secluded, well-maintained rear garden.

Four Double Bedrooms – Generously sized rooms, including a luxurious master suite with an en-suite bathroom.

High-Quality Family Bathroom – Finished to a superb standard, featuring a separate shower cubicle.

Larger-Than-Average Garage – With additional parking space in front.

Hall



A welcoming and spacious entrance hall accessed via the side door, featuring fully tiled flooring that adds both style and practicality. Stairs rise to the first floor, while doors lead off to the cloakroom, lounge, and kitchen/breakfast

room. Finished with coving to the ceiling and a radiator for comfort, this well-proportioned hallway sets the tone for the rest of the home.



Cloakroom



Fully tiled to the floors and walls, radiator, pedestal wash hand basin, low level WC, and radiator.

Lounge 16ft4 x 12ft1 (4.88mft1.22m x 3.66mft0.30m)



A spacious and elegant lounge enjoying a large double glazed window to the front, offering panoramic views across the picturesque Kismet Park. This beautifully presented room features a flat plastered ceiling with coving, stylish tiled flooring, a radiator for warmth, and a focal point gas fire—perfect for creating a cosy ambiance.

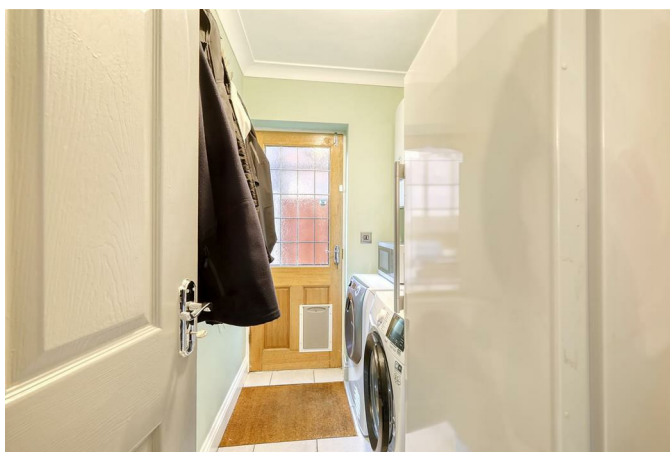


Kitchen/Breakfast Room 25ft 9 x 15ft 5 (7.62mft 2.74m x 4.57mft 1.52m)



A stunning kitchen/breakfast room offering ample space to accommodate a dining table, ideal for both everyday living and entertaining. Featuring a double glazed window to the rear and double glazed French doors that open directly onto the garden, this space is filled with natural light. The floor is attractively tiled, and the ceiling is flat plastered with coving for a refined finish. An extensive range of base-level units and drawers provide excellent storage, complemented by high-quality integrated appliances including a double oven, hob with extractor over, fridge, and dishwasher. Sleek work surfaces incorporate an inset one and a quarter bowl sink, completing this beautifully appointed kitchen.

Utility Room 7ft9 x 4ft 7 (2.13mft2.74m x 1.22mft 2.13m)



With a modern wall-mounted gas-fired boiler, plumbing facilities for automatic washing machine and other appliances, coving to ceiling, double glazed window to the side.

First Floor Landing



Coving to ceiling, access to airing cupboard and loft, doors off to the first-floor accommodation

Bedroom One 15ft2 x 12ft1 (4.57mft0.61m x 3.66mft0.30m)



Fitted wardrobes, double glazed windows to the front taking in the panoramic views of Kismet Park with the Sea Wall in the distance, part wallpaper decor, radiator.



Ensuite



Fully tiled to the walls and floors in tasteful ceramics, chrome towel rail, large walk-in shower, wash hand basin and low-level WC.

Bedroom Two 13ft9 x 8ft (3.96mft2.74m x 2.44mft)



Double glazed to rear, radiator, coving to flat plastered ceiling, wardrobes.

Bedroom Three 11ft1 x 8'7 (3.35mft0.30m x 2.62m)



Double glazed window to the rear, radiator, part wallpaper decor, wardrobes, coving to ceiling.

Bedroom Four 12ft7 x 8ft (3.66mft2.13m x 2.44mft)



Double glazed window to the front taking in the views of Kismet Park with the Sea Wall in the distance, coving to ceiling, wardrobes, and radiator.

Bathroom



Bathroom with double-glazed window to the side, tiled walls and floors in tasteful ceramics, white four-piece suite with large paneled bath, low-level WC, pedestal ash hand basin, and tiled shower cubicle with chrome towel rail.

Garage



power, side door and up and over door to the front.



Driveway

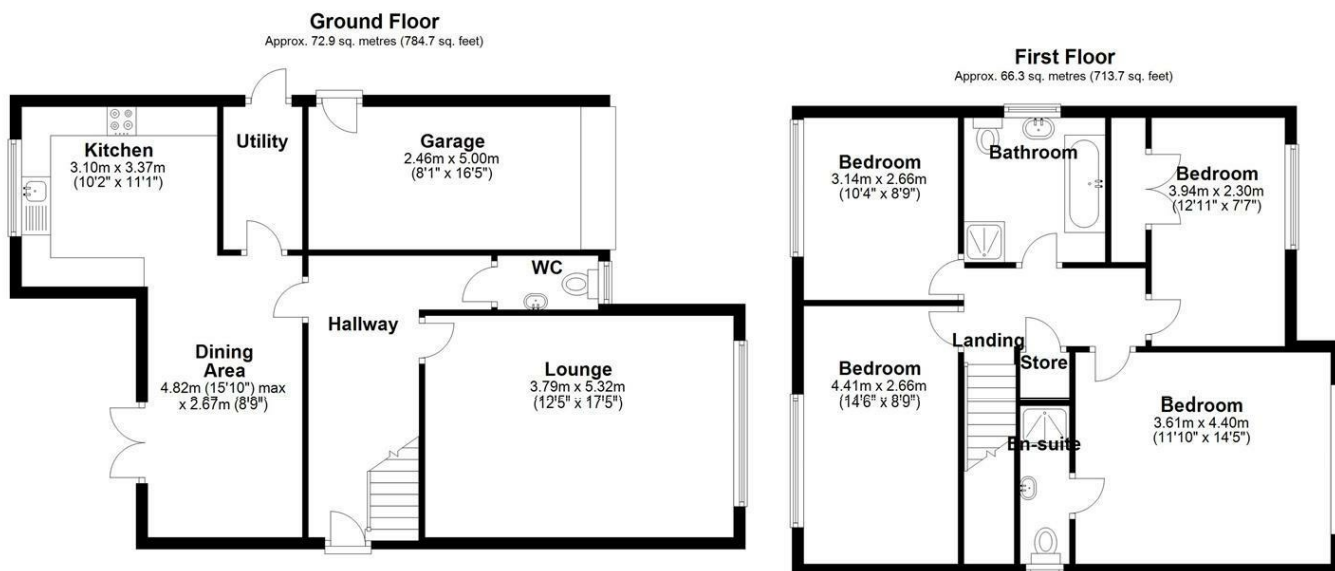


Rear Garden



Virtually secluded with attractive patio areas with the remainder being laid to lawn, fencing to boundaries, side gate, shed to remain.



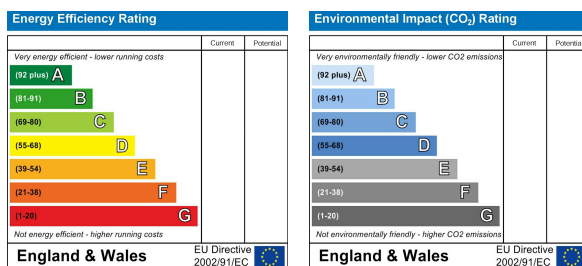


Total area: approx. 139.2 sq. metres (1498.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Park View, Canvey



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