



*15A, Beach Road*



**RICHARD  
POYNTZ**



**15A, Beach Road  
Canvey Island  
Essex  
SS8 7SW**

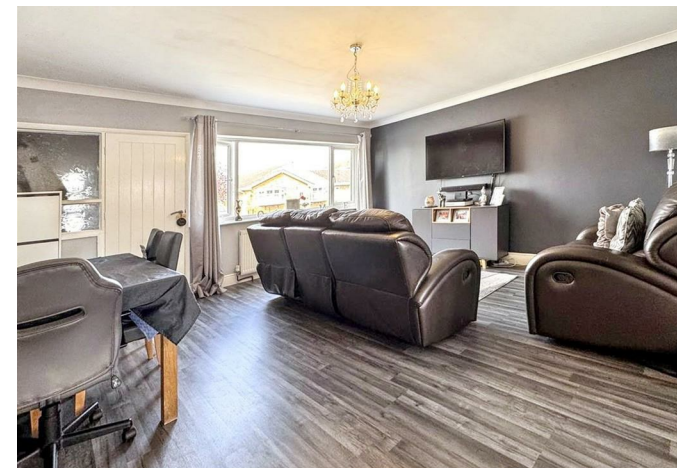
**£305,000**



**Larger-Than-Average Two Bedroom Bungalow in Quiet Cul-De-Sac**

Beautifully presented two-bedroom bungalow situated at the end of a peaceful cul-de-sac, just a short distance from town centre shops and offering good access to the seafront. Features include a spacious lounge/diner, modern kitchen with French doors to garden, stylish bathroom, and two well-proportioned bedrooms. Outside boasts ample driveway parking, side access, and a low-maintenance rear garden with artificial lawn and patio.

An ideal home for downsizers, first-time buyers or those seeking single-level living close to amenities



**Porch**

Double-glazed entrance door into the porch with panel door connecting directly into the lounge

**Lounge**

16'2x 14'6 (4.93mx 4.42m)

A spacious and stylish lounge/diner with a large front-facing window that fills the room with natural light. Finished with wood-effect flooring and neutral décor, the room comfortably accommodates both seating and dining areas, making it ideal for relaxing and entertaining.



**Kitchen**

12'4x 9'7 (3.76mx 2.92m)

A bright modern spacious kitchen fitted with contemporary gloss units and contrasting worktops, offering space for freestanding appliances including a cooker, washing machine, and tumble dryer. French doors provide direct access to the rear garden, allowing plenty of natural light to flow in and creating a lovely connection to the outside.



### Bedroom One

10'4 x 9'7 (3.15m x 2.92m)

A well-proportioned double bedroom featuring a large window overlooking the rear garden, allowing in plenty of natural light. Includes a radiator

### Bedroom Two

11'6x 7'2 (3.51mx 2.18m)

With front-facing window, fitted carpet, and radiator

### Bathroom

A sleek, modern bathroom fitted with a panel-enclosed bath and glass shower screen, wall-mounted wash basin with vanity unit, low-level WC, and a chrome heated towel rail. Finished with large-format tiled walls and stylish vinyl flooring.

### Front

A well-presented bungalow featuring a modern grey-rendered and brick façade, stylish front door with decorative glass, and a spacious driveway offering ample off-street parking. A secure side access gate provides convenient entry to the rear garden or space for bin storage.

### Garden

A low-maintenance rear garden featuring a large patio area with stylish stamped concrete, ideal for outdoor seating and entertaining. The central artificial lawn offers a practical play space, all enclosed by fencing for privacy and security.



# GROUND FLOOR



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