



14 Esplanade View Eastern
Esplanade



14 Esplanade View Eastern Esplanade Canvey Island SS8 7JQ

£185,000



Just Moments from the Seafront – Spacious Ground Floor Living with Garage!

Located in one of Canvey's most sought-after seafront spots, this generously sized two-bedroom ground-floor apartment offers a brilliant blend of space, and coastal lifestyle — all just a stone's throw from the vibrant seafront promenade.

Step inside and you'll find a spacious hallway with handy storage cupboards leading to a bright and airy lounge, two double bedrooms, a sleek modern shower room, and a kitchen. The property also benefits from double glazing, night storage heating, and — a real bonus — its own garage (please see the Title Plan for location).

With keys held, we'd be delighted to show you around. Contact the office today to arrange your accompanied viewing and see the lifestyle this fantastic apartment has to offer!



Communal Entrance Hall

Secure communal entrance hall with a composite entrance door into the main hall.

Hall

A welcoming and spacious entrance hall featuring a night storage heater, two generous storage cupboards, and doors leading to all main rooms.

Lounge

24' x 10'8 (7.32m x 3.25m)

An impressively sized lounge, bathed in natural

light from a large double-glazed window to the front elevation. The room also features a night storage heater and a bar area

Kitchen

11'5 x 7'6 (3.48m x 2.29m)

Situated at the rear of the property, the kitchen features a range of solid wood base units and drawers, complemented by matching eye-level cabinets. It includes a built-in eye-level oven, inset ceramic hob, and a stainless steel sink set into



rolled-edge work surfaces. There's tiling to the splashbacks, a double-glazed window overlooking the rear, and plumbing for a washing machine.

Bedroom One

14'3 x 10'11 (4.34m x 3.33m)

A good sized main bedroom, double glazed window facing the front.

Bedroom Two

12'4 x 7'2 (3.76m x 2.18m)

Double-glazed window to the rear elevation.

Shower Room

A modern three-piece suite comprising a tiled shower cubicle, close-coupled low-level WC with push-button flush, and a stylish vanity unit with inset wash hand basin. Finished with full tiling to walls and floor, and complemented by an obscure double-glazed window for privacy and natural light.

Externally

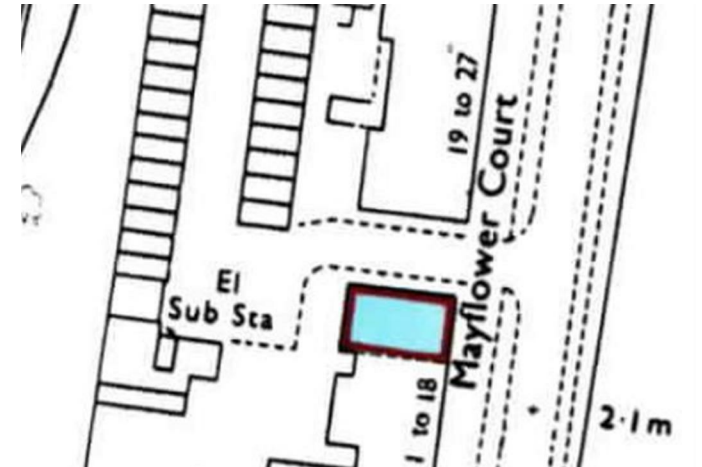
Garage in a block.

Lease Information:

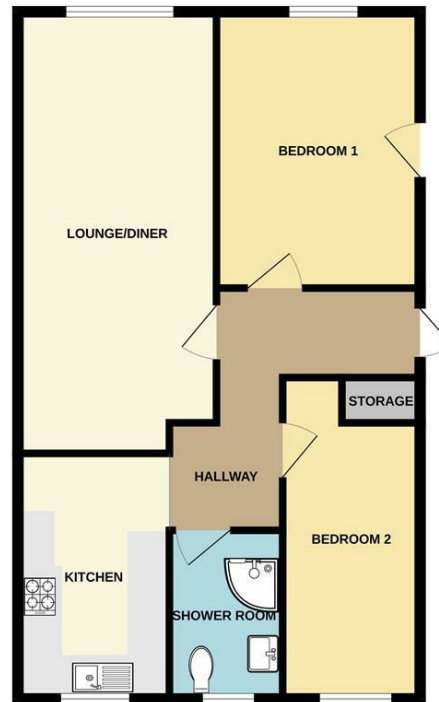
Held under a lease dated 19th April 1973 for a term of 199 years from 1st January 1972.

Service Charge / Ground Rent:

Currently advised at £153.33 per month (to be verified by your solicitor during the legal process).



GROUND 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 is given as to their operability or efficiency can be given.
Made with Metropix C2025

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.

