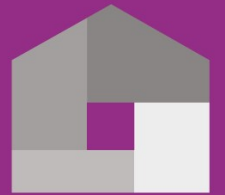




*Plot 23 St Josephs*



**RICHARD  
POYNTZ**

## Plot 23 St Josephs Canvey Island SS8 9DE

£425,000



An exceptional opportunity to own a beautifully designed three-bedroom semi-detached home, located within the sought-after Lionel Road development on Canvey Island. Plots 22 & 23 offer spacious, thoughtfully planned accommodation finished to a high specification, including a stylish open-plan kitchen/living space, underfloor heating to the ground floor, integrated appliances, and a garage with electric door. Set within landscaped surroundings and complete with a turfed rear garden and EV charging point, these homes combine modern comfort with traditional quality. Estimated completion October 2025 (subject to change). Backed by a 10-year ICW warranty for peace of mind



### Kitchen/Living Room

19'8" x 14'1" ( 5.99m x 4.29m )

### Utility Room:

3'11" x 5'6" (1.19m x 1.68m )

### First floor Landing

### Bedroom One

11'1" x 11'9" (3.38m x 3.58m )

### Ensuite

### Bedroom Two

11'1" x 9'10" (3.38m x 3.00m )

### Bedroom Three

9'2" x 12'5" (2.79m x 3.78m )

### Bathroom

### Garage

22'11" x 9'10" (6.99m x 3.00m )





## PLOTS 22 & 23 - 1,250 sqft

### GROUND FLOOR



PLOT 23

PLOT 22

### FIRST FLOOR



PLOT 23

PLOT 22



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**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
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