



86 *Lakeside Path*



RICHARD
POYNTZ

86 Lakeside Path Canvey Island SS8 9RX

£175,000



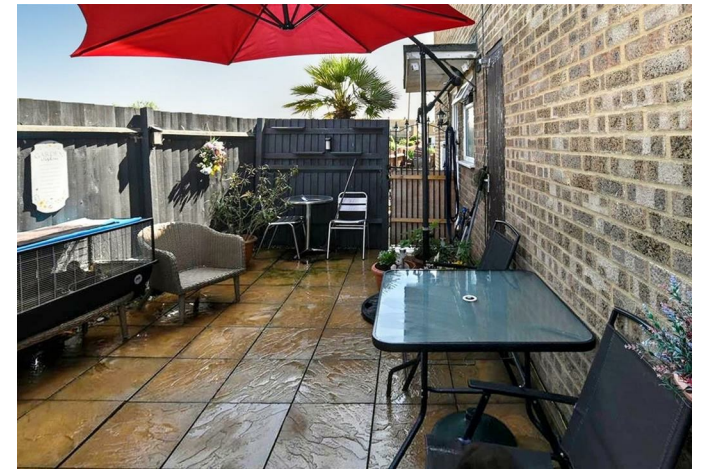
Facing Canvey's Picturesque Lake – Spacious One Bedroom Ground Floor Flat

Positioned directly opposite Canvey's beautiful lake and offering far more space than your average one-bedroom property, this extended Ground Floor Flat is a real gem. Boasting its own private entrance door, a generous side garden, and double-glazed windows, it ticks all the right boxes.

Access is conveniently available via a service road off Parklands, which itself leads from Hilton Road.

Inside, the property offers an 'L'-shaped lounge/diner, surprisingly spacious and welcoming, with patio doors opening out to the front. To the rear, you'll find the master bedroom, as well as an extended kitchen complete with an oven and hob to remain. The real bonus? A private side garden, directly accessible from within the property—perfect for a quiet sit-down with a cuppa or a spot of al fresco dining.

Whether you're a first-time buyer looking to get on the ladder, or an investor after a reliable rental opportunity, this is one not to be missed.



'L' Shaped Lounge

24'3 x 15'9 (7.39m x 4.80m)

Irregular in shape, double glazed patio doors at the front, ample space for dining room table, electric heater, laminate flooring, flat plastered ceiling, spotlights, open to kitchen, door to bathroom, and main bedroom.

Kitchen

16' x 7'6 (4.88m x 2.29m)

Larger than average for this style of properties, double glazed window to the rear elevation, double glazed window to the side elevation plus a door connecting onto the private garden, split level with wood laminate style flooring, a range of wood style fronted units and drawers at base level and worksurfaces over, inset sink, inset ceramic hob with oven under and

overhead extractor, tiling to splashback, matching units at eye level, wall mounted electric heater, storage cupboard.

Bedroom One

11'9 x 9'5 (3.58m x 2.87m)

Off of the lounge, double glazed to rear elevation, radiator, laminate flooring, coving to ceiling with inset spotlights.

Bathroom

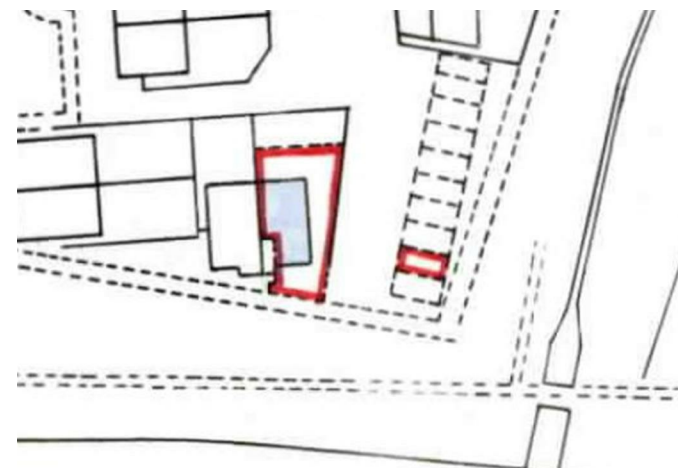
Obscured double glazed window to side elevation, white three piece suite comprising panelled bath with shower screen, pedestal wash hand basin, low level wc, tiled to walls.

Exterior

Gate connecting to the side garden, which is enclosed by fencing, a shed, a patio area, and access to the kitchen.

Please Note: We are advised that the Ground Rent charges are £322.75 per year. This information is currently awaiting formal verification.

Lease 199 years from July 1974



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.
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.
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