



24 Maurice Road



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Canvey Island
SS8 7JN

£675,000



** Potential Development Site & 4 Bedroom Detached House **

A well-positioned site fronting Maurice Road, situated between Ouida Road and Delgada Road, offering excellent potential for redevelopment or reconfiguration, subject to the necessary planning consents.

The entire site measures approximately 121ft in width by 71ft in maximum depth. The development area measures approximately 78ft in width by 71ft in depth, offering a well-proportioned space for a range of potential schemes.

The plot currently accommodates a derelict bungalow and a spacious four-bedroom house, presenting scope for infill development, redevelopment, or reconfiguration (STP).

Prospective purchasers are advised to make their own enquiries with Castle Point Borough Council regarding future development possibilities.



Agents Notes:
Potential building site – subject to the necessary planning consents. While every care has been taken with measurements and descriptions, they are approximate, and prospective buyers are strongly advised to conduct their own due diligence.

Please note, the existing bungalow on the site is understood to contain asbestos. Additionally, the sellers will not be clearing the site prior to completion. There have also been reports of silverfish present within the dwelling.

Site Description & Dimensions

The site comprises a substantial plot measuring approximately 121 feet in width with a maximum depth of 71 feet.

It currently hosts two dwellings:

A derelict bungalow, offering potential for demolition or

comprehensive redevelopment.

A four-bedroom detached house, which could either be retained or redeveloped, subject to the relevant consents.

In addition, the side garden area alone measures approximately 78 feet in width by 71 feet in depth, presenting a superb opportunity for a new build, extension of the existing home, or possibly even a separate dwelling — again, subject to planning approval.

Main House Overview

A generously proportioned four-bedroom detached family home offering two reception rooms, a large garage, and electric heating. While the property would benefit from updating, it remains a comfortable and well-maintained home, ideal for a growing family. The layout provides excellent potential for improvement and personalisation, with spacious rooms and a practical flow

Hall

Welcoming entrance hall featuring a solid wood staircase and banister, with doors leading to the main accommodation. Includes useful understairs storage and a built-in cupboard, ideal for coats and household items.

Cloakroom

Located off the entrance hall, the cloakroom includes a low-level WC, wall-mounted corner basin, and window for natural light and ventilation. A practical addition for guests and day-to-day use.

Lounge

19'5 x 15'10 into bay (5.92m x 4.83m into bay)
Spacious and bright lounge set off the hallway, featuring a large front-facing bay window. Fitted carpet and neutral décor provide a comfortable setting with ample space for family living or entertaining

Kitchen

12'4 9'11 (3.76m 3.02m)
Modern fitted kitchen with a good range of base and wall units, finished with contrasting worktops and tiled flooring. Includes built-in oven, induction hob, integrated dishwasher, and fridge/freezer — all to remain. A rear door provides access to the garden, with a window above the sink allowing in plenty of natural light.

Dining Room

10'6 x 9'10 (3.20m x 3.00m)
Accessed directly off the kitchen, this flexible reception room features double-glazed French doors opening onto the rear garden. A bright space, ideal as a dining room, home office,

Landing

Doors off to the accomodation

Bedroom One

12'11 x 12'3 (3.94m x 3.73m)
Double Glazed window to the front elevation

Bedroom Two

9'11 x 8'11 (3.02m x 2.72m)
Double-glazed window to the rear

Bedroom Three

12'11 x 8 (3.94m x 2.44m)
Double-glazed window to the rear elevation

Bedroom Four

10'6 x 9'10 (3.20m x 3.00m)
Double Glazed window to the front

Bathroom

Fitted with a three-piece coloured suite comprising panelled bath with electric shower over, pedestal wash basin, and low-level WC. Features include part-tiled walls, double-glazed window, and wood-effect flooring. A practical space with potential for updating.

Garage

25x 7'9 (7.62mx 2.36m)
with door to front and rear access



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