



*1 Shell Beach Road*



**RICHARD  
POYNTZ**

# 1 Shell Beach Road Canvey Island Essex SS8 7NT

£525,000



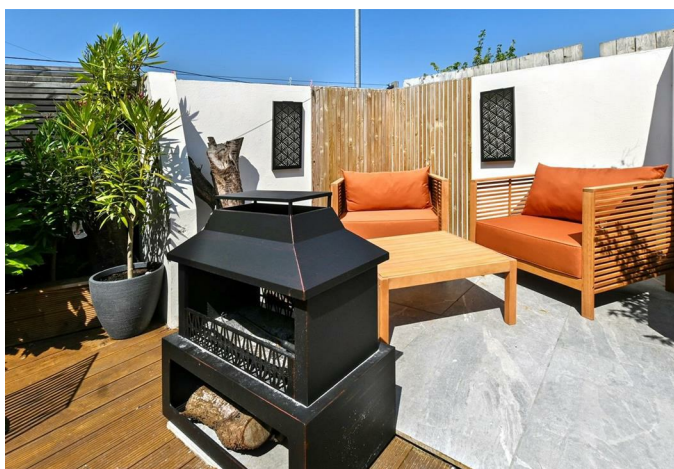
Located on sought-after Shell Beach Road, this stylish four-bed detached home offers space, comfort, and a prime location.

Inside, a welcoming hall leads to a spacious lounge, modern kitchen/diner, and bright conservatory with garden views. A utility room and cloakroom add everyday ease.

Upstairs boasts four double bedrooms, a luxury bathroom, and en suite to the master.

Set on a corner plot with ample parking, a reduced garage with storage, and a landscaped garden with decking, patio, and hot tub area.

Close to Canvey seafront — a superb home not to be missed.



## Hallway

Composite entrance door to the front with obscured double glazed insets giving access to a spacious hallway which has a coved flat plastered ceiling, two obscured UPVC double glazed windows either side of the front door, feature radiator, doors off to some of the accommodation, wood flooring, stairs to first floor with chrome balustrades.

## Ground Floor Cloakroom

Coved flat plastered ceiling, inset spotlights, obscured UPVC double glazed window to the rear elevation, radiator, attractive wallpaper decoration, tiling to splashback areas, tiling to floor, modern two piece white suite comprising of a push flush wc, sink with chrome mixer taps set into a vanity unit.

## Lounge

19'8 x 12' (5.99m x 3.66m)

A spacious, elegant lounge with coved flat plastered ceiling, UPVC double glazed window to the front elevation plus UPVC French double glazed doors with double glazed windows either side to the rear elevation and giving access to the garden, two further UPVC double glazed bay windows to the side elevation, two radiators, wood flooring.

## Kitchen/Diner

18'3 x 16'4 maximum measurement (5.56m x 4.98m maximum measurement)

Again, another excellent-sized spacious room which has a flat plastered ceiling, UPVC double glazed bay window to the front elevation, radiator, tiling to the floor, modern units at base and eye level with matching drawers and all with chrome handles, worksurfaces over and complimentary island with a four ring hob, ceramic sink with chrome hose style mixer tap, separate waist height oven, built in dishwasher, tiling to splashback, ample room for table and chairs, opening to conservatory.

## Conservatory

15'5 x 11'8 (4.70m x 3.56m)

Another excellent room which has UPVC panelling to a pitched ceiling with UPVC double glazed windows to two aspects, plus double opening double glazed doors giving access to the garden, radiator, feature wood media wall, and tiling to the floor, door to the utility room.

## Utility Room

12'4 x 7'8 (3.76m x 2.34m)

Another excellent sized room which has the feel of a second kitchen, flat

plastered ceiling, UPVC double glazed door to garden, gloss units at base and eye level all with chrome handles, worksurface over, pedestal style white ceramic sink with separate chrome mixer tap, door to a store area which was originally part of the garage.

**First Floor Landing**

Coved flat plastered ceiling, loft hatch, attractive wallpaper decoration to some walls, doors off to the accommodation, airing cupboard, carpet.

**Bedroom One**

15'10 x 9'7 (4.83m x 2.92m)

Excellent-sized double bedroom which has a coved flat plastered ceiling, two UPVC double glazed windows to the front, wallpaper decoration, two radiators, carpet, door to en-suite shower room

**En-Suite Shower Room**

Flat plastered ceiling, obscured UPVC double glazed window to the front elevation, chrome heated towel rail, tiling to walls and floor, modern four piece white suite comprising of a push flush wc, twin Jack & Jill style sink with two chrome mixer taps, large shower enclosure with shower tray and glass door, wall mounted chrome shower.

**Bedroom Two**

12' x 10'11 (3.66m x 3.33m)

Coved textured ceiling, UPVC double glazed window to the front elevation, radiator, feature wallpaper decoration to one wall and carpet.

**Bedroom Three**

12'1 x 8'4 (3.68m x 2.54m)

A further good-sized double bedroom which has a coved flat plastered ceiling, UPVC double glazed window to the rear elevation, radiator, wallpaper decoration to three walls, wood flooring.

**Bedroom Four**

12'4 x 8'5 (3.76m x 2.57m)

Coved flat plastered ceiling, UPVC double glazed window to the rear elevation, feature wallpaper decoration to one wall, radiator and carpet.

**Bathroom**

11'5 maximum measurement x 5'3 (3.48m maximum measurement x 1.60m)

Stunning bathroom with flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the rear elevation, part tiling to the walls, tiling to floor, modern four piece white suite comprising of a push flush wc, large panelled bath with chrome mixer taps and shower attachment, sink with chrome mixer taps with vanity unit under, shower enclosure with shower tray, glass door and wall mounted chrome shower.

**Exterior**

**Rear Garden**

Good size rear garden which is mainly decked with paved porcelain tiles, further raised decked area, raised bedded areas for plants etc, gate giving access to a sheltered area which is ideal for a hot tub etc, fencing to boundaries, gate giving access to the front of the property.

**Front Garden**

Has a large imprinted concrete driveway providing off-street parking for a number of vehicles with a fence on two boundaries.

**Garage**

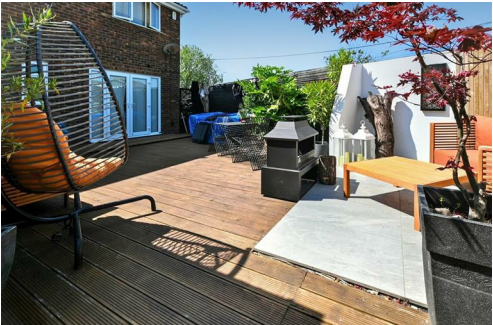
7'7 x 7'5 reduced size (2.31m x 2.26m reduced size)

Reduced in size and is storage only, twin opening doors, internal door giving access to the second section of the garage, which is an additional storage area.

**Store Room**

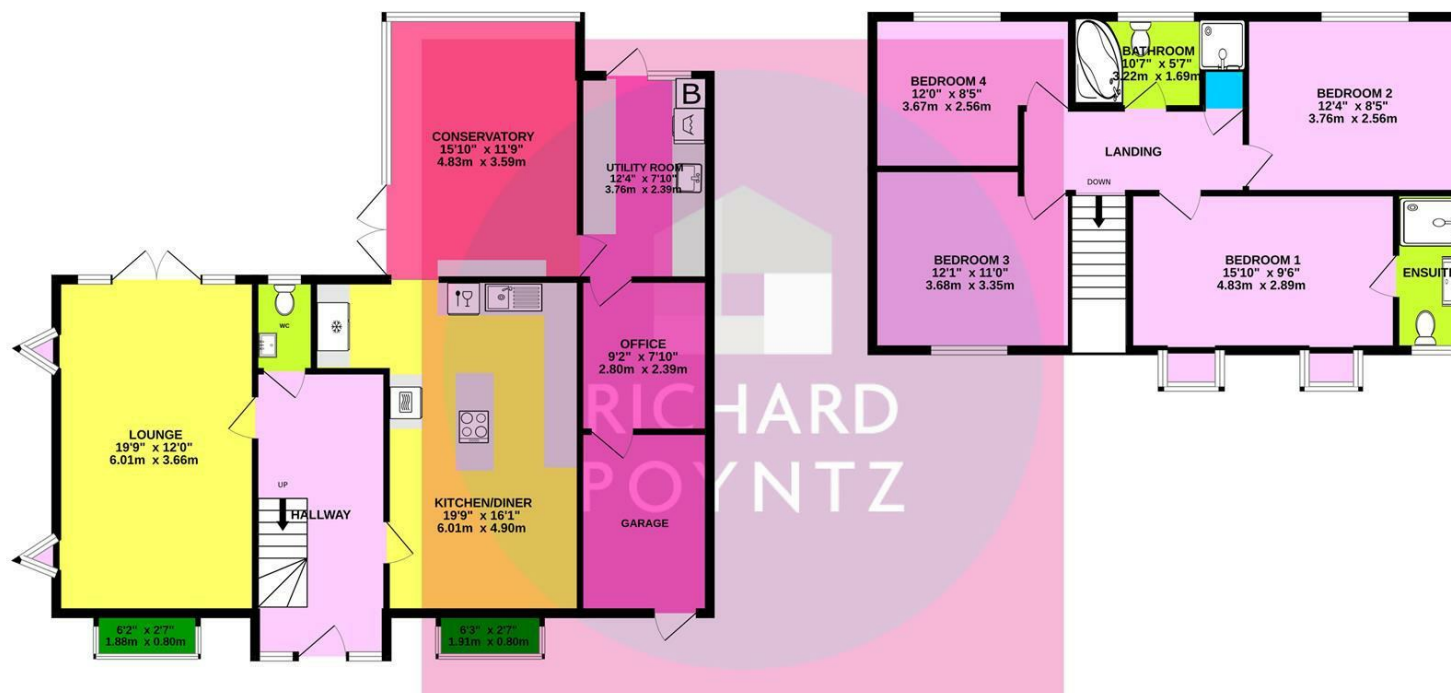
9'5 x 7'9 (2.87m x 2.36m)

Flat plastered ceiling and lighting.



GROUND FLOOR  
1104 sq.ft. (102.5 sq.m.) approx.

1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1839 sq.ft. (170.8 sq.m.) approx.

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