



R48 Kings Park Creek Road



**RICHARD
POYNTZ**

R48 Kings Park Creek Road Canvey Island SS8 8QB

£160,000



Nestled in the serene surroundings of Creek Road, Canvey Island, this stunning single-unit park home offers a perfect retreat for those aged over 50. Set within a secure gated community, complete with 24-hour security, this property is designed for comfort and leisure. Residents can enjoy a picturesque fishing lake, an on-site bar and restaurant, a shop, and an indoor swimming pool, making it an ideal location for relaxation and socialising.

The park home has been meticulously finished to the highest standards, featuring modern amenities such as air conditioning and solar panels, ensuring both comfort and energy efficiency. The property boasts UPVC double-glazed windows and doors, enhancing insulation and security. Inside, you will find a contemporary kitchen diner adorned with sleek grey units, perfect for culinary enthusiasts. The spacious lounge provides a welcoming atmosphere, while the excellent double bedroom comes equipped with various fitted furniture, offering ample storage.

The three-piece shower room is both stylish and functional, catering to all your needs. Outside, the property features a driveway for convenient parking, alongside a fenced garden that includes a brick shed and an artificial lawn, providing a low-maintenance outdoor space to enjoy.

This park home is not just a residence; it is a lifestyle choice, offering a blend of comfort, community, and leisure in a tranquil setting. Whether you are looking to downsize or seeking a peaceful retreat, this property is a must-see.



Hallway

UPVC entrance door with obscure double glazed insets giving access to a spacious hallway with coved papered ceiling, doors off to the accommodation, wallpaper decoration, and wood flooring.

Lounge

11'4 x 10'7 (3.45m x 3.23m)

Good-sized lounge with a coved papered ceiling, UPVC double glazed window to one aspect, plus a UPVC double glazed French doors to the other

aspect, wall mounted air conditioning unit, feature fire surround, wood flooring, opening to Kitchen/Diner

Kitchen / Diner

11'4 x 9'10 (3.45m x 3.00m)

Excellent-sized room with coved papered ceiling, UPVC double glazed window to one aspect, plus a further UPVC double glazed window to another aspect, tiling to splashback areas, modern grey units at base and eye level with matching drawers and all with chrome handles, rolled top

worksurfaces over incorporating one and a quarter stainless steel sink and drainer with chrome mixer taps, four ring electric hob with oven under and extractor over, double opening store cupboard with shelving, plumbing for washing machine, space for upright fridge freezer, ample room for table and chairs and vinyl floor covering.

Bedroom

9'7 x 9'6 to wardrobes (2.92m x 2.90m to wardrobes)

A good-sized double bedroom, coved papered ceiling, UPVC double glazed bay window, various built-in wardrobes with top boxes, further wardrobes across the width of one wall, bedside tables, and wood flooring.

Shower Room

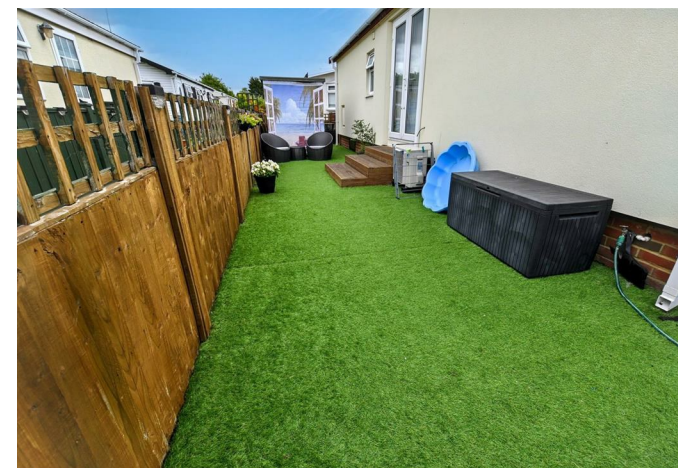
A modern and contemporary shower room with flat plastered ceiling, obscure double glazed window, wall mounted electric heater, attractive modern waterproof panelling to some walls, tiled effect laminate flooring, three piece suite comprising of a push flush wc, sink with mixer tap set into a vanity cupboard, large shower tray with glass screen, wall mounted electric shower.

Gardens / Driveway

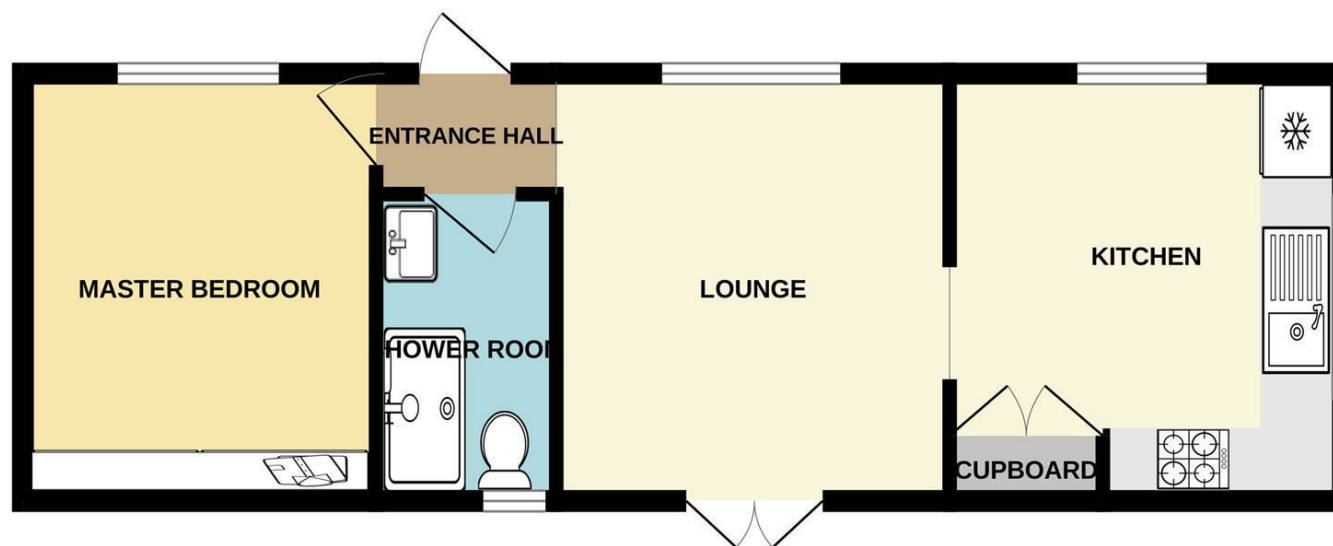
Block paved driveway providing off-street parking with paving around the property and gates giving access to rear area with artificial lawn and brick-built shed, fencing to boundaries.

Agents Note

We understand the ground rent is approximately £258.10 per calendar month, the property also has air conditioning and solar panels, and recently, insulated render has been applied to the property - this can all be verified with solicitors in due course.



GROUND FLOOR



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