



35 West Crescent



**RICHARD
POYNTZ**

35 West Crescent Canvey Island SS8 9HU

£215,000



A delightful first-floor flat offers a perfect blend of comfort and convenience. Boasting two generously sized bedrooms, this property is ideal for first-time buyers or investors

The flat features spacious accommodation, providing ample room for relaxation and entertaining. The well-designed layout ensures that every corner of the home is utilised effectively, making it a welcoming space for both residents and guests alike.

One of the standout features of this property is its own private garden, a rare find for a flat. This outdoor space offers a wonderful retreat for enjoying the fresh air, gardening, or simply unwinding after a long day.

Conveniently located, the flat is in close proximity to local primary schools, shops, and bus routes, making daily errands and commutes a breeze. The surrounding area is vibrant and community-oriented, providing a pleasant environment for families and individuals alike.

In summary, this two-bedroom flat in West Crescent is a fantastic opportunity for those looking to enter the property market. With its spacious interiors, private garden, and excellent location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely flat your new home.



Entrance Porch

The property is approached by a half-observed UPVC double-glazed entrance door leading to the entrance porch with stairs connecting to the first-floor accommodation.

Hallway

UPVC double glazed window to the side elevation, radiator, flat plastered ceiling with down lighting, access to loft via hatch, door to storage cupboard, and door to airing cupboard with further white panelled doors leading to the accommodation.

Lounge/Diner

17'9 x 11'9 (5.41m x 3.58m)

Good-sized room with a UPVC double glazed window to the rear elevation, coved and flat plastered ceiling with down lighting, radiator, TV and power points, space for a table and chairs as required.

Kitchen/Breakfast Room

11'8 x 8'1 (3.56m x 2.46m)

UPVC double glazed window to the rear elevation, two storage cupboards, single drainer stainless steel sink unit inset to a range of rolled edge work surfaces with units at base and eye level, space for oven with fitted



extractor over, plumbing and space for washing machine and space for fridge freezer, space for additional domestic appliance, wall mounted boiler, radiator, ceramic tiled to splashbacks to the walls, power points, space for small table and chairs as required.

Bedroom One

13'6 x 12'2 (4.11m x 3.71m)

A superb sized room with two UPVC double glazed windows to the front elevation, coved and flat plastered ceiling, power points and radiator.

Bedroom Two

11'5 x 8'7 (3.48m x 2.62m)

A good-sized second bedroom with two UPVC double glazed windows to the front elevation, radiator, power points, coved and flat plastered ceiling.

Shower Room

A modern shower room comprising with obscured double glazed window to the side elevation and a suite comprising of wash hand basin inset into a vanity unit below, a large fully tiled shower with screening, flat plastered ceiling with down lighting, extractor fan, ceramic tiling to the balance of the wall and a chrome heated towel rail.

Separate WC

Obscured double-glazed window to the side elevation, ceramic tiling to the walls, and a low-level push flush wc.

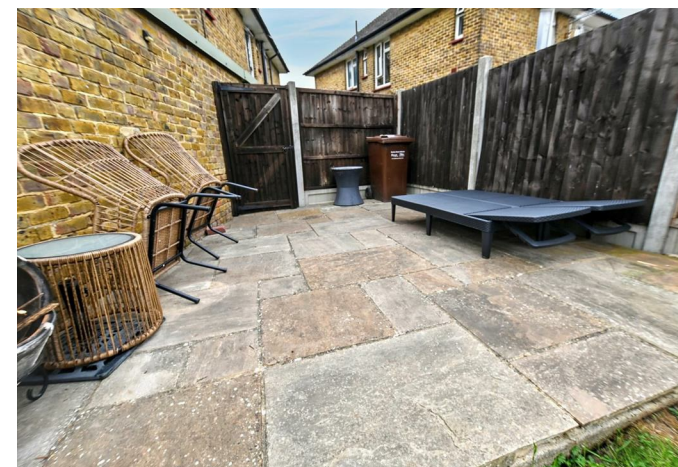
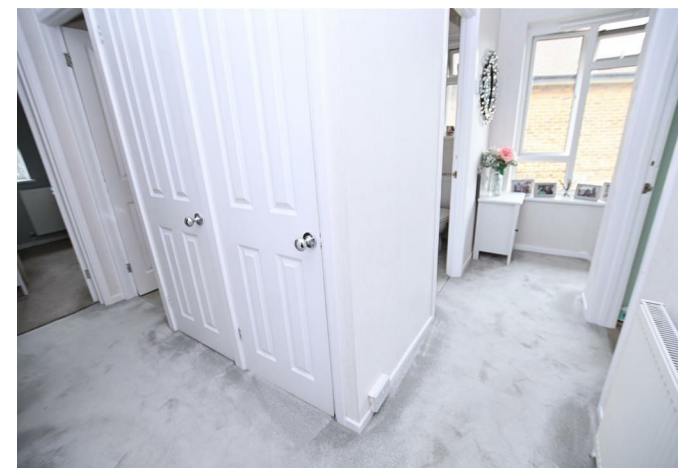
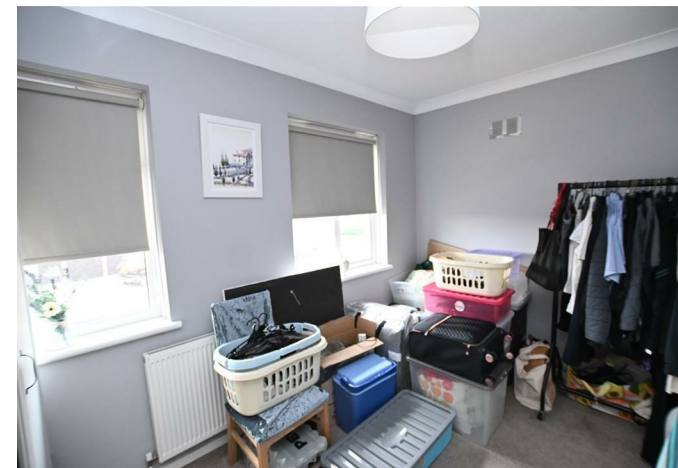
Exterior

Rear Garden

The property benefits from two external brick-built storage sheds with a personal gate leading to a good-sized garden, commencing with a paved patio and with the remainder being laid to lawn, timber shed, fencing to the boundaries

Agents Note

We are advised that there is approximately 118 years remaining on the lease, ground rent £10.00 per annum, and the service charge is approximately £76.00 per month. The maintenance charge includes the building insurance - we recommend all prospective purchasers confirm these details via their solicitor.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 indicative 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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