



23 Surig Road



**RICHARD
POYNTZ**

23 Surig Road Canvey Island SS8 9EP

£365,000



Occupying a much wider than average plot and offered for sale with No Onward Chain is this spacious three-bedroom detached bungalow. Situated in this highly sought-after location, the property is within easy reach of Jones's Corner shops, local bus routes, and Canvey Town Centre.

The accommodation comprises a welcoming central entrance hall, a good-sized lounge to the front, and three well-proportioned bedrooms. Across the rear of the property is a separate WC and a modern shower room. Off the hall is a generous kitchen/diner, which in turn opens to a separate dining room overlooking the garden.

Externally, the bungalow enjoys off-street parking to the front, an attached garage, and of course, that much larger-than-average plot which gives the home both space and appeal.

Viewings are available via our office – please call 01268 699599 to arrange your appointment.



Hall

Entrance door into a spacious hall with doors off to the bedrooms, shower room, toilet, and lounge, coving to the ceiling, radiator.

Lounge

16' x 15' (4.88m x 4.57m)

A very spacious lounge to the front with a double-glazed window to the front elevation, coving to the ceiling, a mock feature fireplace, and a radiator.

Kitchen

14'11 x 9'10 (4.55m x 3.00m)

With ample space if needed for a dining room table, double-glazed windows to the rear and side elevations, a door which opens onto the dining room, wooden fronted units at eye and base level, stainless steel sink.

Dining Room

11' x 9'9 (3.35m x 2.97m)

Double-glazed windows to three elevations, doors to both flanks.

Bedroom One

12'11 x 11'11 (3.94m x 3.63m)

Double-glazed window to the front elevation, radiator, and coving to the ceiling.

Bedroom Two

12'11 x 7' (3.94m x 2.13m)

Double-glazed window to the side elevation, radiator, and coving to the ceiling.

Bedroom Three

9' x 8'5 (2.74m x 2.57m)

Double-glazed leadlite window to the rear elevation and radiator.

Shower Room

A vanity unit and shower cubicle, and an obscure double-glazed window to the rear elevation.

WC

A low-level wc.

Exterior

Front Garden

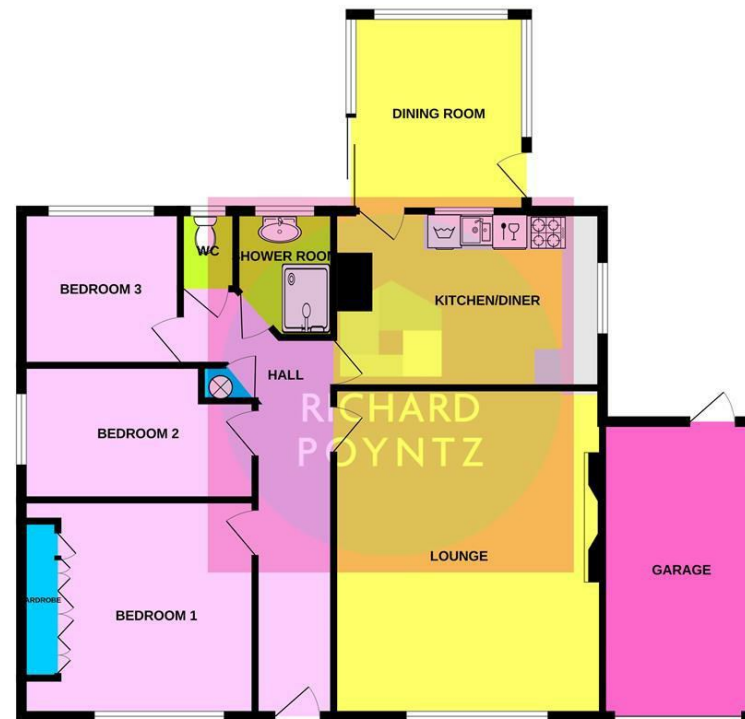
Off-street parking to the front, painted picket-style fence to the front, access to the rear through both sides, unusual fencing to boundaries enclosing a wider-than-average garden.

Rear Garden

The bungalow also enjoys garden space to both sides of the dining room/conservatory, with areas laid to lawn and patio – ideal for outdoor seating or further landscaping. The gardens are enclosed by recently installed woven-style fencing, providing both privacy and an attractive, natural backdrop that complements the outdoor space. There is also convenient side access available from both sides of the property



GROUND FLOOR
1160 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 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 for 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.
Made with Metropix ©2025

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

