



10 Esplanade View



**RICHARD
POYNTZ**

10 Esplanade View Canvey Island SS8 7JQ

£210,000



Facing the Seawall – Spacious Two-Bedroom Apartment with Garage & Share of Freehold

Located on the first floor and enjoying a wonderful position directly facing the Seawall, this exceptionally spacious two-bedroom purpose-built apartment offers both comfort and convenience, with the added benefits of a secure entry system, garage, external shed, and a valuable share of the freehold.

The accommodation begins with a generous L-shaped entrance hall providing three storage cupboards. A large lounge features a floor-to-ceiling double glazed window, perfectly framing views towards the Seawall, while the adjoining modern kitchen comes complete with oven, hob, and extractor.

Both bedrooms are well-proportioned and enjoy side views towards the Seawall, while the bathroom includes a recess with plumbing for a washing machine.



Hall

Double-glazed entrance door into a spacious 'L' shaped entrance hall with three storage cupboards, doors off to the accommodation.

Lounge

21'3 x 10'11 (6.48m x 3.33m)

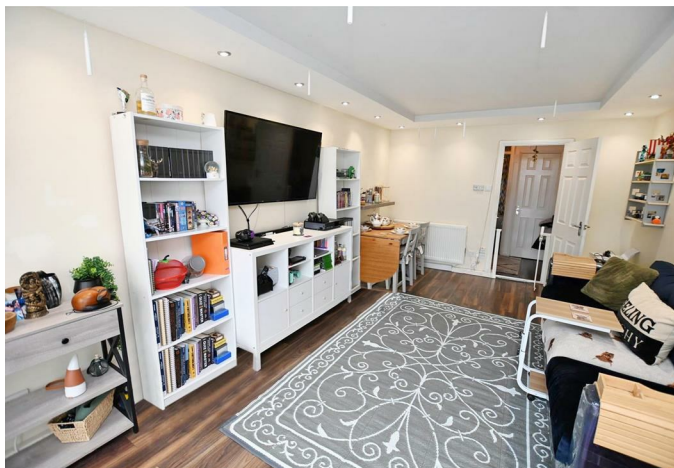
A very spacious reception room with a large double-glazed floor-to-ceiling window taking in the views towards the Seawall and Seafront

beyond, opening through to the kitchen, laminate flooring, radiator, flat plastered ceiling.

Kitchen

10' reducing to 7' x 10' (3.05m reducing to 2.13m x 3.05m)

Double-glazed window facing the front and the Seawall, a modern kitchen with an extensive range of light coloured units and drawers at base level, work surfaces to three walls, a large



inset stainless steel sink, an inset ceramic hob with oven under and overhead extractor, tiling to splashback areas, matching units at eye level, power points plus USB ports.

Bedroom One

12' x 9'10 (3.66m x 3.00m)

Double-glazed to side elevation, recess with wardrobe area, coving to flat plastered ceiling.

Bedroom Two

12'2 x 7' (3.71m x 2.13m)

Double-glazed to the side, laminate flooring, and coving to the ceiling.

Bathroom

White modern three-piece suite comprising of a low-level WC, vanity unit with inset wash hand basin, panelled bath with overhead shower, tiling to walls and splashback areas, recess cupboard with plumbing facilities for washing machine.

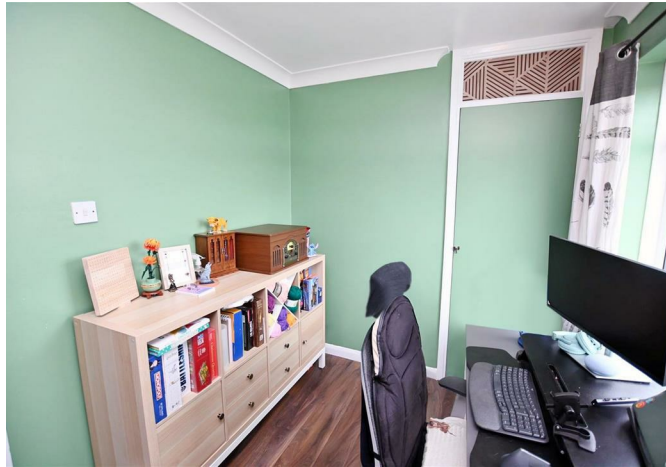
Exterior

Garage

Details to follow in due course, plus an external shed - we are advised by the sellers that this is a share of a freehold, the ground rent is zero, and the service charge approximately at the time of writing £120.00 per month.

Agents Note

Date of Lease : 12.01.1973 Term : 199 years
from 1.1.1972 Lessee's Title : EX786608



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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 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.
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.

