



*Plot 25 St Josephs Close*



**RICHARD  
POYNTZ**



**Plot 25 St Josephs Close  
Canvey Island  
Essex  
SS8 9DE**

**£425,000**



An exceptional opportunity to own a beautifully designed three-bedroom semi-detached home, situated within the highly sought-after Lionel Road development on Canvey Island. These homes offer spacious and thoughtfully planned accommodation, finished to an excellent standard throughout.

The ground floor features a stylish open-plan kitchen and living space, complete with integrated appliances and underfloor heating, creating a modern yet comfortable setting for everyday living. A garage with an electric door adds both practicality and security.

Externally, the property is set within landscaped surroundings and enjoys a turfed rear garden, along with the convenience of an EV charging point. Combining modern comfort with traditional quality, these homes are designed to meet the demands of today's lifestyle.



**Kitchen / Living Room**

19'8" x 14'1" (6 x 4.3)

**Utility Room**

5'6" x 3'11" (1.7 x 1.2)

**Cloakroom**

**Garage**

22'11" x 9'10" (7 x 3)

**Bedroom One**

11'9" x 11'1" (3.6 x 3.4)

**Ensuite**

**Bedroom Two**

11'1" x 9'10" (3.4 x 3)

**Bedroom Three**

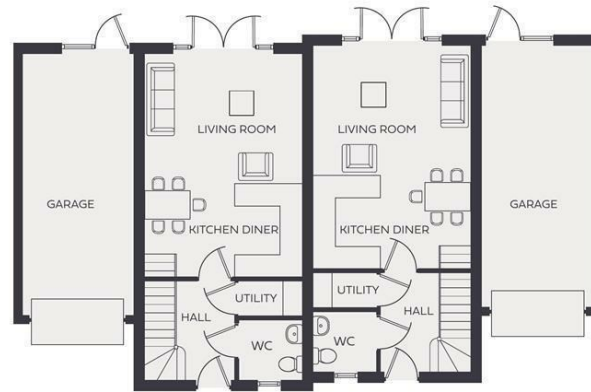
12'5" x 9'2" (3.8 x 2.8)





## PLOTS 22 & 23 - 1,250 sqft

### GROUND FLOOR



PLOT 23

PLOT 22

### FIRST FLOOR



PLOT 23

PLOT 22



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