



23 Landsburg Road



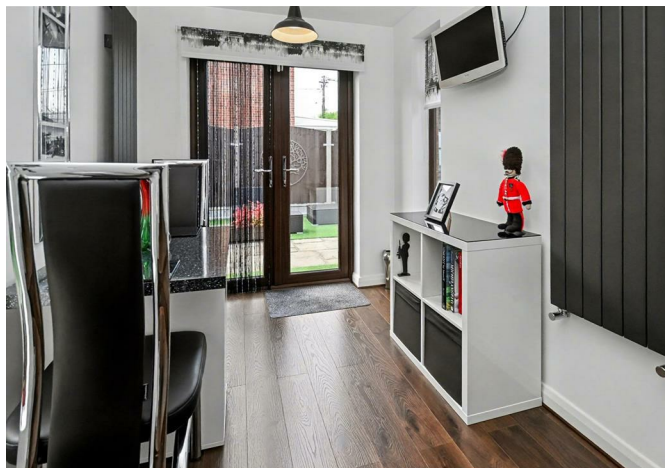
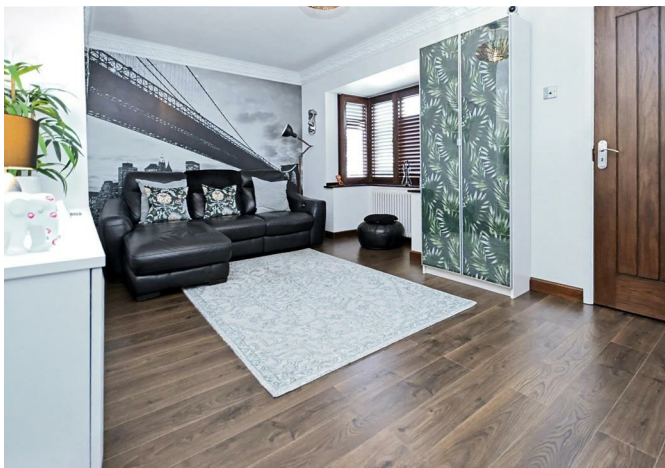
23 Landsburg Road Canvey Island Essex SS8 8HN

£285,000



Proudly positioned in a tranquil cul-de-sac on Landsburg Road, Canvey Island, this truly stunning one-bedroom detached bungalow is a remarkable find. Finished to the highest standards, no expense has been spared in creating a home that exudes both style and comfort. As you approach the property, you will notice the well-maintained hardstanding driveway leading to a garage, complete with an electric up-and-over door for your convenience, which houses the combination boiler installed in 2025. The entrance porch features a generous store cupboard, providing ample space for your belongings. Upon entering, you are welcomed into a beautifully designed lounge that sets the tone for the rest of the home.

The heart of this bungalow is undoubtedly the breathtaking kitchen diner, which has been extensively fitted with a white gloss kitchen with modern appliances, including a built-in fridge and freezer. This spacious area offers plenty of room for a dining table and chairs, making it perfect for entertaining guests or enjoying quiet meals at home. An inner hallway leads you to a stunning bedroom, which is both inviting and serene, as well as a contemporary shower room that boasts modern fixtures and finishes. The low-maintenance westerly facing rear garden is a delightful outdoor space, featuring a large shed equipped with power and light, ideal for hobbies or additional storage. This property is excellently located, with the seawall just at the end of the road, providing picturesque views and leisurely walks. Additionally, you will find bus routes and the town centre within a short distance, ensuring convenience for your daily needs. Viewing this exceptional bungalow is highly recommended, as it promises to impress and is sure to be a cherished home for its new owner.



Porch

UPVC entrance door to front with obscure double-glazed insets giving access to the porch with a flat plastered ceiling, features natural brickwork to walls, a good-sized store cupboard, door to lounge, and dark oak style wood flooring.

Lounge

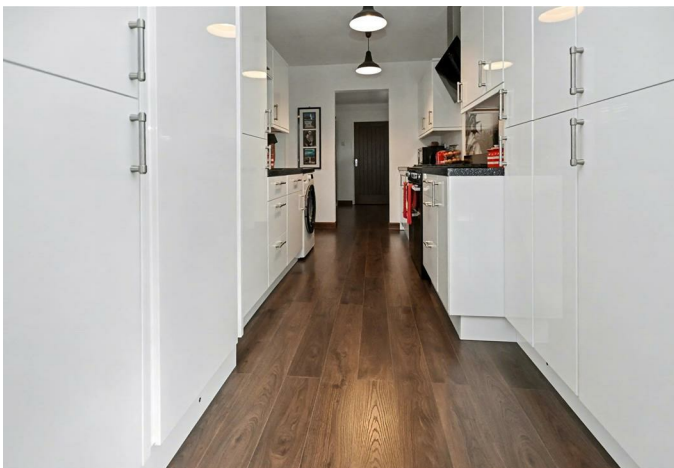
16'8 x 12'7 into bay (5.08m x 3.84m into bay)
Excellent-sized lounge with a coved flat plastered ceiling, UPVC double-glazed bay window to the front elevation, plus further UPVC double-glazed window to the side elevation, feature radiator plus further vertical

radiator, stunning wallpaper mural to one wall, dark oak style wood flooring, opening to kitchen/diner.

Kitchen/Diner

24'3 x 7'4 (7.39m x 2.24m)

Another stunning room with a flat plastered ceiling, UPVC double glazed French doors to the rear elevation giving access to the rear garden with two further UPVC double glazed windows to two aspects, dark oak wood style flooring, vertical radiator, opening to inner hall, extensively fitted kitchen with white gloss units at base and eye level with matching drawers and all with chrome handles, lighting to kick boards, square edge



worksurfaces with complimentary upstand, two feature glass splashbacks, inset sink and drainer with chrome mixer taps, space for range style oven, extractor over to remain, integral fridge and separate freezer, plumbing for washing machine, ample room for dining table and chairs.

Inner Hallway

Flat plastered ceiling, loft, doors off to the remainder of the accommodation, dark oak style wood flooring

Bedroom One

11'11 x 8'11 (3.63m x 2.72m)

A good-sized double bedroom with a flat plastered ceiling, UPVC double-glazed window to the rear, vertical radiator, dark oak style wood flooring

Shower Room

A modern and contemporary room with flat plastered ceiling and inset spotlights, obscured UPVC double-glazed window to the side elevation, feature chrome heated towel rail, attractive tiling to walls and the floor, push flush wc, sink with chrome mixer taps, large double shower tray with glass screen and wall-mounted chrome shower.

Exterior

Rear Garden

Mainly paved with artificial lawn and some decorative stones, a hardstanding pathway to the side, fencing to boundaries, a gate, an outside tap, and lighting.

Shed

9'9 x 6'1 internal measurement (2.97m x 1.85m internal measurement)

The shed is to remain and has a pitched roof with a door and two windows, power and light connected, and carpet tiles to the floor.

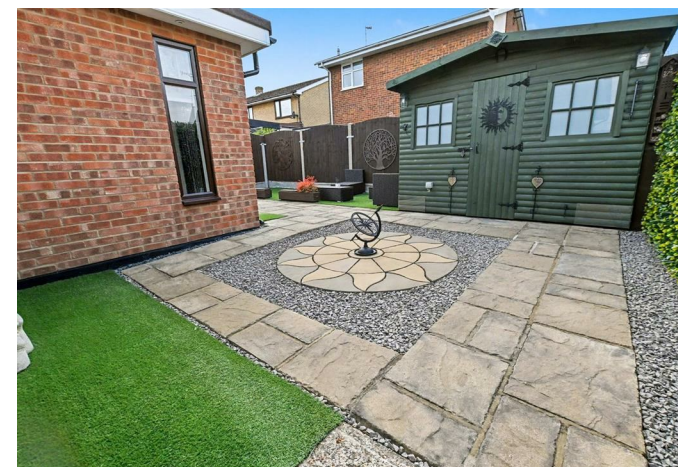
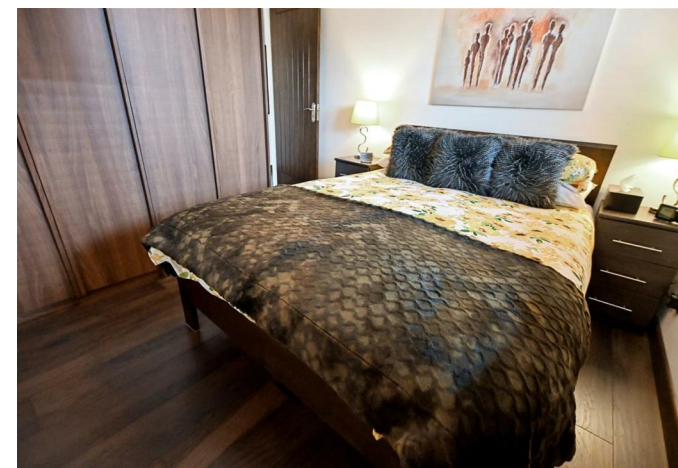
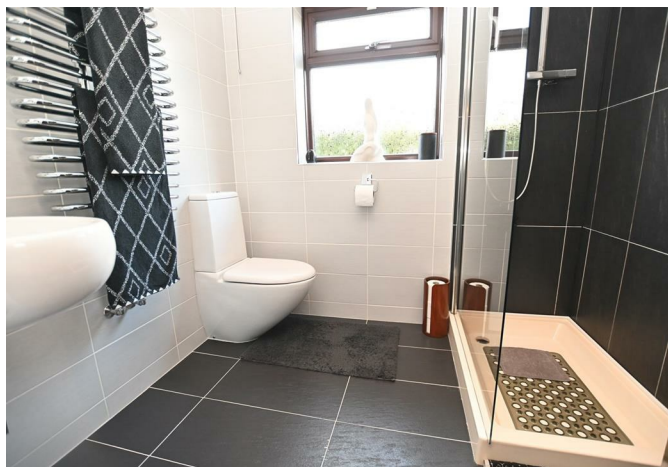
Front Garden

Has a hardstanding driveway and pathway, a step up to the entrance door, a wall to boundaries, and fencing.

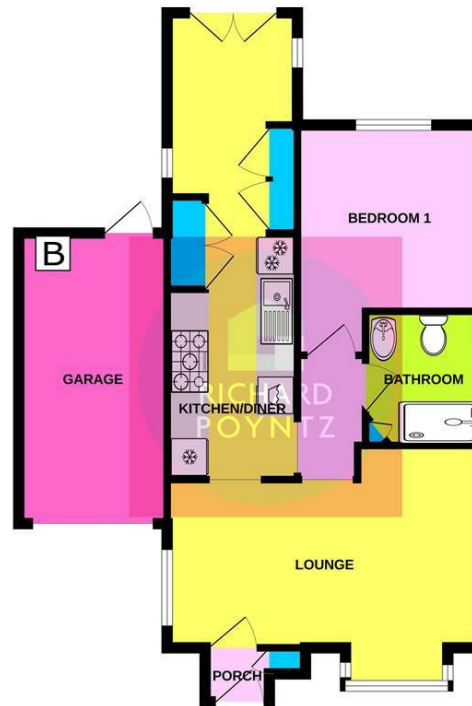
Garage

16'2 x 7'9 (4.93m x 2.36m)

Has an electric up and over door, tap, wall-mounted combination boiler (which we understand was installed in 2025), UPVC door to rear with obscure double-glazed insets, power and light connected



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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 C2025

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.

