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**RICHARD
POYNTZ**



5 Bay Beach Road Canvey Island, SS8 0FA £310,000



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Situated on the highly sought-after Sandy Bay development, this beautifully presented park home on a secure and welcoming development for the over 50s, offering a peaceful lifestyle within easy reach of the seafront and local amenities — making this an ideal choice for those seeking a modern home in a traditional coastal setting. The site offers a heated outdoor Swimming Pool, Lounge, Bar & Terrace, Convenience Store, and 24 Hour Security.

On viewing this property, you are greeted with a superb-sized frontage with a slope leading to a raised Southerly facing wrap-around balcony and garden area to the rear with off-street parking for two vehicles. Internally, the property offers a good-sized 'L-shaped entrance hall, spacious lounge with French doors leading onto the raised balcony, superb modern fitted kitchen/diner with integrated appliances and ample space for a six-seater table and chairs, utility room, study, main bedroom with fitted wardrobes, full en-suite bathroom, and a good-sized second double bedroom and completing the accommodation is a three piece shower room.

Viewing is strongly recommended to avoid any disappointment.

- ** Stunning Two Bedroom Park Home situated on the popular Sandy Bay Development and ideally positioned within a moment's walk from the Seafront
- ** Spacious Lounge 19' x 10'3
- ** Superb modern fitted Kitchen/Diner with integrated appliances and ample space for a six-seater table and chairs
- ** Separate Study
- ** Utility Room
- ** Main Bedroom with en-suite Bathroom
- ** Good-sized second Bedroom
- ** Three-piece Shower Room
- ** Raised Southerly facing wrap-around balcony
- ** Off-street parking for two vehicles
- ** 24 Hour Gated Security
- ** On-site bar and seated terrace
- ** External heated Swimming pool and Convenience Store

'L' Shaped Entrance Hall

The property is approached via a composite entrance door with an obscure double-glazed panel leading to the 'L' shaped entrance hall with double doors leading to a large storage cupboard, a further small storage cupboard, and a separate airing cupboard, laminate wood flooring, down lighting, and panelled doors leading to the accommodation

Lounge 19' x 10'3 (5.79m x 3.12m)



UPVC double-glazed windows with fitted shutters to three aspects, double-glazed French doors leading directly onto the raised Southerly facing balcony area, laminate wood flooring, TV and power points, pitched ceiling with downlighting, and three radiators.



Kitchen/Diner 18'10 x 9'3 (5.74m x 2.82m)



UPVC double-glazed windows to the front and rear elevations, Velux-style double-glazed skylight window to the pitched ceiling, one and a quarter stainless steel sink unit inset to a range of worksurfaces to three sides with white gloss units at base and eye level, four ring inset stainless steel gas hob with fitted extractor over and double oven to the side, integrated fridge freezer,

integrated slimline dishwasher all to remain, radiator, laminate wood flooring, splashback tiling, downlighting, ample space for a six seater table and chairs with twin sets of part glazed double doors leading back to lounge and separately to the hall.



Study 6' x 4' (1.83m x 1.22m)



UPVC double-glazed window to the front elevation, radiator, and laminate wood flooring, power points, and downlighting.

Bedroom One 12'7 x 12'6 (3.84m x 3.81m)



Utility Room 9' x 5' (2.74m x 1.52m)



Obscure double-glazed door providing access to the rear, radiator, laminate wood flooring, work surfaces, white gloss units at base and eye level, integrated washing machine, wall-mounted concealed boiler, downlighting, and ceramic tiled splashback.



A good-sized double bedroom with UPVC double-glazed window with fitted shutters to the rear elevation, two radiators, power points, TV points, a range of fitted wardrobes to one wall, downlighting, and a door leading to the en-suite bathroom.



En-Suite Bathroom 9' x 7'3 (2.74m x 2.21m)



Two UPVC double-glazed windows to the front elevation, a suite comprising of panelled bath with shower mixer taps, a wash hand basin inset to a vanity unit below, a low-level push flush wc, a large fully tiled shower with screening, further splashback tiling, a heated towel rail, and an extractor.



Shower Room



Obscure double-glazed window to the front elevation, suite comprising a low-level push flush wc, wash hand basin inset to a vanity unit, large fitted fully tiled shower with screening, heated towel rail



Bedroom Two 9' x 7'3 (2.74m x 2.21m)



Two UPVC double-glazed windows with fitted shutters to the rear elevation, fitted wardrobes to one wall, power points, and downlighting.

Exterior



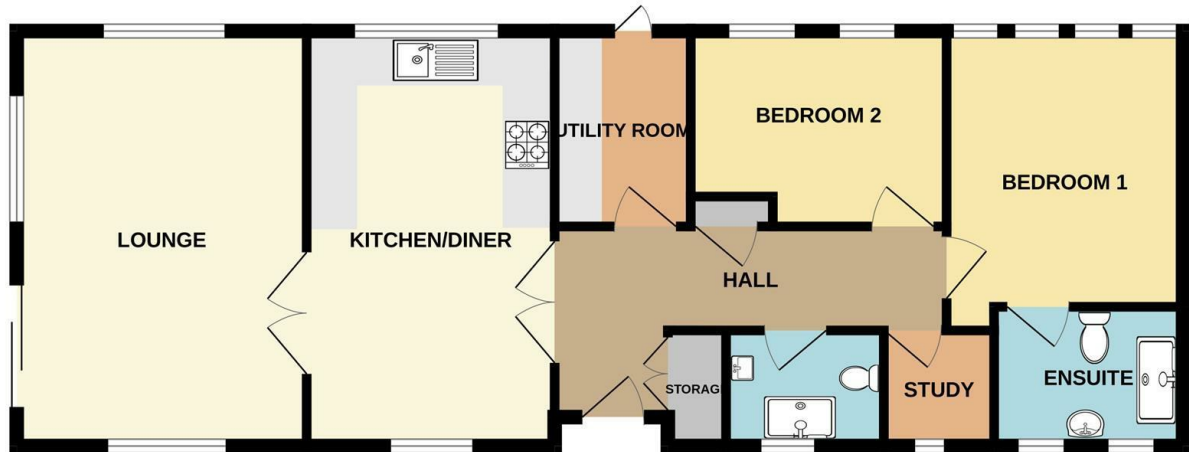
As mentioned previously, we do have a superb Southerly facing wrap-around raised balcony with privacy screening, an artificial lawned garden area to the rear, a brick block patio area and brick brick-built shed, external tap and external lighting, driveway to the side providing off-street parking for two vehicles in tandem.



Agents Notes

Ground Rent for this property, we are advised, is £285.00 per month

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 943sq.ft. (87.6 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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