



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Seaview Road, Canvey Island



Morgan Brookes believe - This is an ideal home for growing families or those seeking flexible living space with excellent potential. A larger than average 4 bedroom semi detached home featuring two shower rooms, a modern fitted kitchen, utility room & conservatory. Further offering a large rear garden with a garage/garden room offering annex potential, ample off-street parking & easy access to local amenities and the seafront.

Our Sellers love - The open-plan kitchen, dining & living space. Wherever you are, you can chat to one another, which makes it such a sociable place to spend time. They also love the garden, despite its generous size, it's so easy to maintain, giving them more time to relax and enjoy it.

Key Features

- Spacious Semi Detached Family Home.
- 4 Good Size Bedrooms.
- Open Plan Living / Dining Room.
- Conservatory.
- Two Shower Rooms.
- Modern Fitted Kitchen. & Utility Room.
- Garage / Garden Room / Potential Annex.
- Large Rear Garden.

**Guide Price £425,000 -
£450,000**

Seaview Road, Canvey Island

Entrance

Double glazed panelled door to:

Entrance Hall

12' 1" x 4' 4" (3.68m x 1.32m)

Stairs to first floor, understairs storage cupboard, radiator, wood effect laminate flooring, doors to:

Ground Floor Bedroom 2

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to front aspect, radiator, coving to ceiling, wood effect laminate flooring.

Ground Floor Shower Room

6' 1" x 5' 4" (1.85m x 1.62m)

Obscure double glazed window to side aspect, corner shower cubicle with electric shower, low level WC, vanity hand basin, stainless steel heated towel rail, complimentary PVC paneling to walls, tiled flooring.

Utility Room

9' 10" x 6' 10" (2.99m x 2.08m)

Double glazed window to side aspect, range of fitted base & wall mounted units, square edge work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, space & plumbing for appliances, radiator, coving to smooth ceiling, wood effect laminate flooring.

Kitchen

11' 10" x 8' 1" (3.60m x 2.46m)

Double glazed window to side aspect, range of fitted base & wall mounted units, square edge work surfaces incorporating electric hob with complimentary splash back panel & extractor over, 2 fitted ovens, integrated microwave, space for appliances, 2 built in cupboards, coving to smooth ceiling incorporating downlights, wood effect laminate flooring, opening to Utility Room & Dining Room.

Dining Room

10' 2" x 10' 0" (3.10m x 3.05m)

Door leading into Hallway, radiator, coving to ceiling, wood effect laminate flooring, opening to:

Living Room

19' 10" x 8' 10" (6.04m x 2.69m)

Double glazed window to rear aspect, double glazed sliding patio door to Conservatory, radiator, feature fireplace, coving to ceiling, wood effect laminate flooring.



Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Guide Price £425,000
- £450,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Conservatory**10' 7" x 5' 0" (3.22m x 1.52m)**

Double glazed windows to rear & side aspects, double glazed French doors to rear garden, tiled flooring.

First Floor Landing

Carpet flooring, doors to:

Bedroom 1**14' 7" x 9' 11" (4.44m x 3.02m)**

Double glazed window to rear aspect, radiator, fitted wardrobes, coving to ceiling, vinyl flooring.

Bedroom 3**8' 7" x 7' 8" (2.61m x 2.34m)**

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

Bedroom 4**9' 2" nt 4'9" x 8' 8" (2.79m nt 1.44m x 2.64m)**

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

First Floor Shower Room**9' 11" x 9' 5" (3.02m x 2.87m)**

Obscure double glazed window to side aspect, corner shower cubicle, vanity unit incorporating various cupboards, drawers, wash hand basin & concealed flush WC, stainless steel heated towel rail, complimentary PVC paneling to walls, vinyl flooring.

Rear Garden

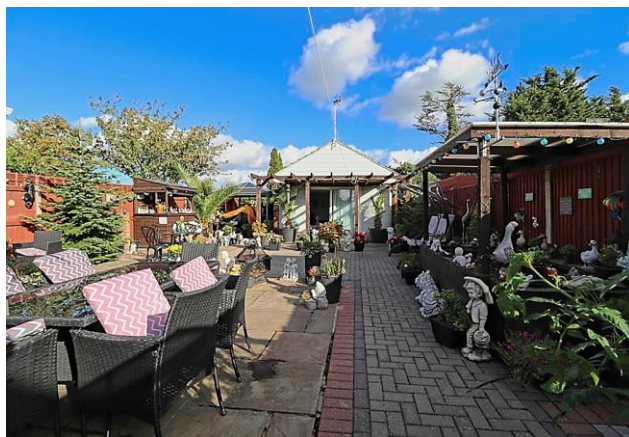
Low maintenance paved garden with various mature planted trees, fitted pergola, side access gate. Access to the Garage/Garden Room/Potential Annex.

Garage / Garden Room / Potential Annex (Subject To Planning Permissions)**17' 5" x 15' 2" (5.30m x 4.62m)**

Open Plan Kitchen / Living Room / Bedroom : Kitchen : Range of fitted base & wall mounted units, work surfaces incorporating stainless steel sink & drainer unit, 4 point gas hob with extractor over, space & plumbing for appliances, splash back tiling, wood effect laminate flooring, smooth ceiling incorporating downlights, opens to: Living Space / Bedroom : Double glazed sliding patio door to front aspect, double glazed window to side aspect, wood effect laminate flooring, smooth ceiling incorporating downlights, door to: Shower Room : Shower cubicle with electric shower, WC, wall mounted hand basin, heated towel rail, smooth ceiling, extractor fan, tiled flooring.

Front Of Property

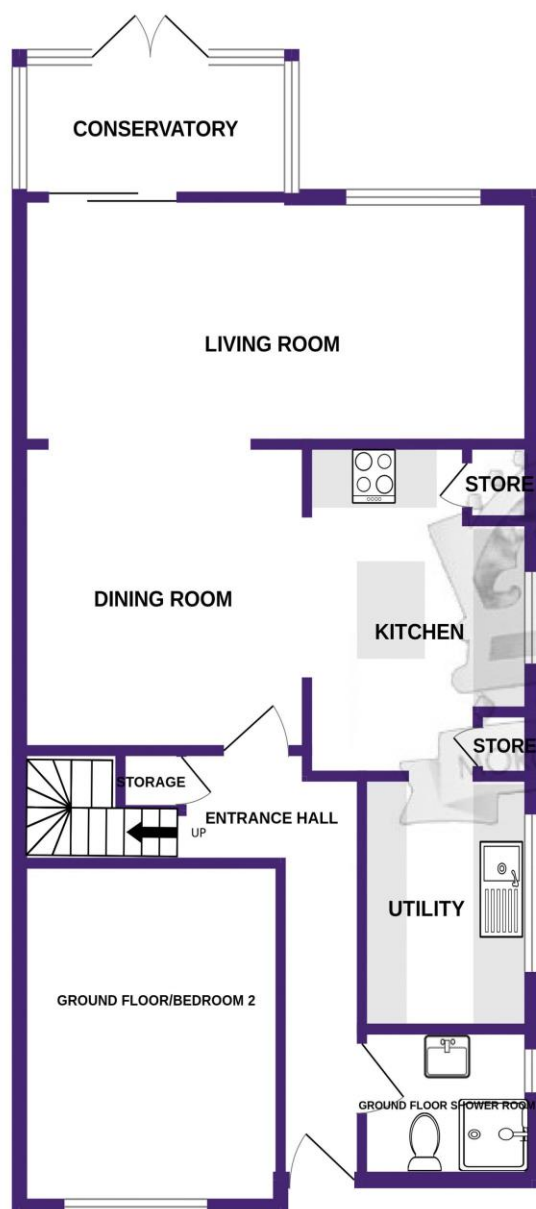
Paved driveway offering ample off street parking to the front & side of the property.



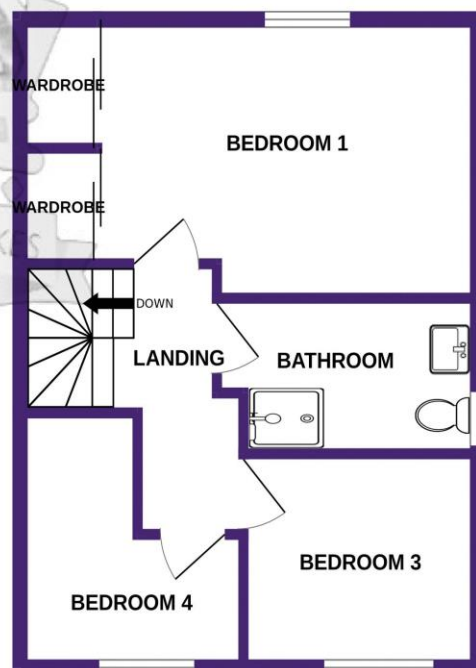
01268 755626

morganbrookes.co.uk

GROUND FLOOR



1ST FLOOR



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 ©2026