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Estate Agents



* £325,000 - £350,000 * ORIGINALLY THREE BEDROOMS, NOW TWO BEDROOMS * DOWNSTAIRS WC POTENTIAL UNDER STAIRCASE * Set on Lottem Road in Canvey Island, this modern link-detached home combines spacious open-plan living with a location just a short walk from the beach. Originally arranged as a three-bedroom property, the house has been reconfigured to offer two bedrooms and a more spacious layout. The open-plan lounge and dining room is the main living space, with room for comfortable seating and a dining table. It flows directly into the modern, fully fitted kitchen, so you can keep the conversation going while preparing dinner. The layout works equally well for entertaining friends, sitting down to a family meal or settling in for a quiet evening. Two bedrooms and a well-appointed bathroom complete the accommodation. Outside, the rear garden provides a pleasant setting for a summer barbecue, a meal outdoors or a quiet afternoon in the fresh air. The property also benefits from a driveway and an attached garage, offering off-street parking and useful space for bikes, tools or garden equipment. One of the highlights of this address is how easily you can enjoy the seafront. The beach and seafront amenities are a short walk away, whether you fancy a morning stroll along the coast or want to spend the afternoon at the beach with family. For those considering local schools, the property falls within the catchment areas for Castle View and Lubbins Park Primary Academy and Nursery School. With its open-plan living space, rear garden and convenient parking, this two-bedroom home is well placed for anyone looking to make the most of Canvey Island's coastal setting.

- Link detached modern house
- Originally three bedrooms, now two double bedrooms
- Open plan lounge diner
- Modern fully fitted kitchen
- Stylish three-piece shower room
- Driveway for one large vehicle with potential to create further parking and an attached garage
- Delightful rear garden
- Welcoming hallway with potential to create a downstairs WC
- Stones throw from the Seawall and walking distance to local amenities, including Canvey Highstreet
- Lubbins Park Primary Academy and Castle View School catchment

Lottem Road

Canvey Island

£325,000

Price Guide

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Lottem Road






Frontage
Off-street parking for one large vehicle, large front garden area which could create further parking, side access to the rear garden, access to the garage, access to:

Entrance Hallway
10'9" x 5'10"
Composite entrance door to the front with a floor to ceiling obscured double glazed window, pendant light, large understairs storage cupboard (please note this could be easily converted into a downstairs WC), carpeted stairs rising to the first floor landing, radiator, laminate flooring, opening to:

Lounge/Diner
23'9" x 9'10" > 7'4"
Dining Area:
Coved ceiling, double glazed window to the front overlooking the front garden and driveway, feature fireplace with an electric fire and a wooden surround, double radiator.
Lounge Area:
Double glazed French doors to the rear leading out to the garden, radiator, laminate flooring, door to:

Kitchen
8'9" x 8'6"
Smooth ceiling, double glazed window to the rear overlooking the garden, UPVC double glazed door to the side leading out to the garden and the rear of the garage. Modern shaker style kitchen comprising of; wall and base level units with a roll edge laminate worktop, integrated oven and grill with a four-ring electric hob with a stainless steel splashback and an extractor fan above, space for a dishwasher, sink and drainer with a chrome tap, integrated fridge, set of drawers, pull out corner unit, pull out spice rack, cupboard housing a wall mounted Potterton boiler, tiled splashbacks, tiled flooring.

First Floor Landing
Pendant light, double glazed windows to the side, airing cupboard housing the water tank, carpet.

Bedroom One (Originally Bedroom 1 and Bedroom 3)
16'2" > 13'0" x 10'11"
Smooth ceiling with a pendant light, loft hatch, double glazed windows to the front, radiator, carpet.

Bedroom Two
11'10" x 9'11" > 7'7"
Pendant light, double glazed windows to the rear overlooking the garden, radiator, carpet.

Shower Room
8'1" x 5'6"
Smooth ceiling, extractor fan, obscured double glazed windows to the rear, combined vanity unit wash basin and low-level WC, double walk-in shower with a ceiling rainfall head, chrome heated towel rail, fully tiled walls, tiled flooring.

Attached Garage
14'5 x 7'3
Up and over door to front, power and light. Plumbing for washing machine and space for tumble dryer.

Agents Notes:
Council tax band: C













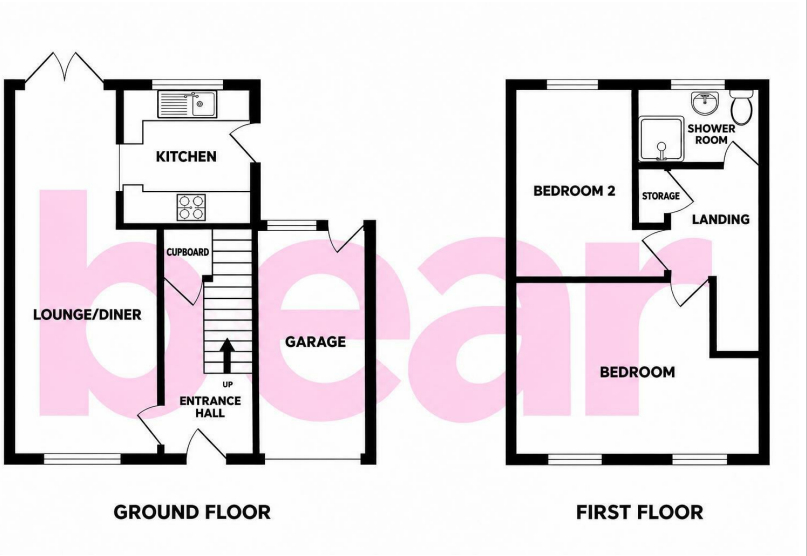








Floor Plan

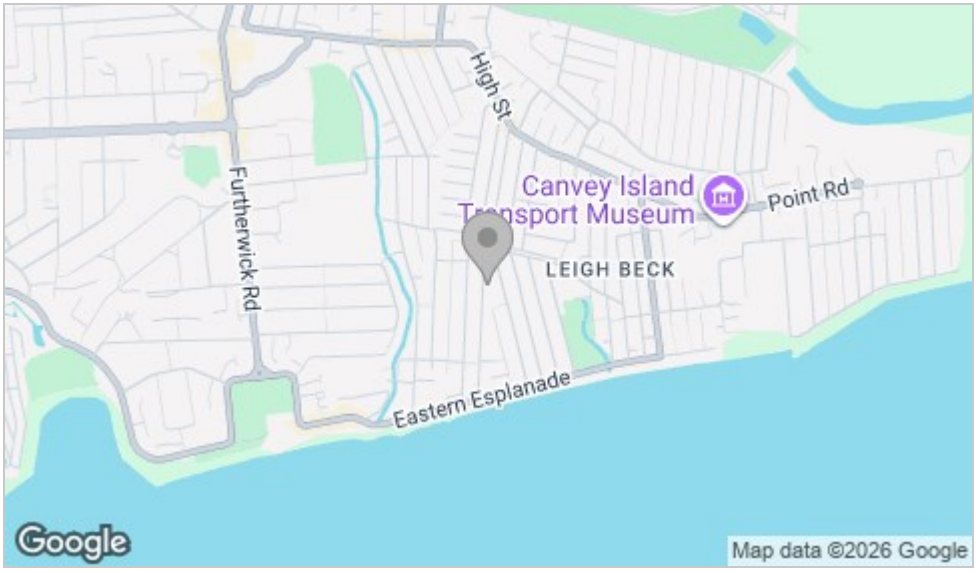




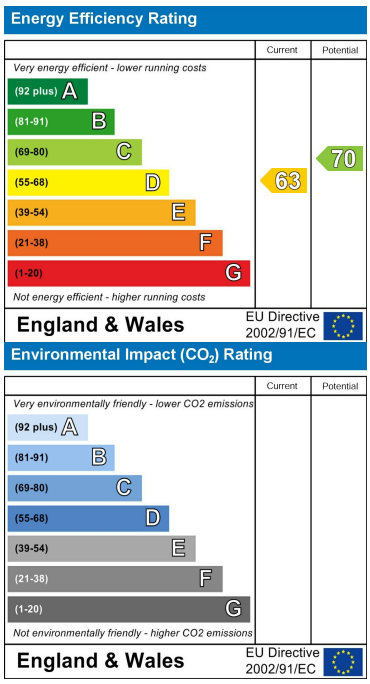




Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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