



RHP 27 Florence Road

**RICHARD
POYNTZ**

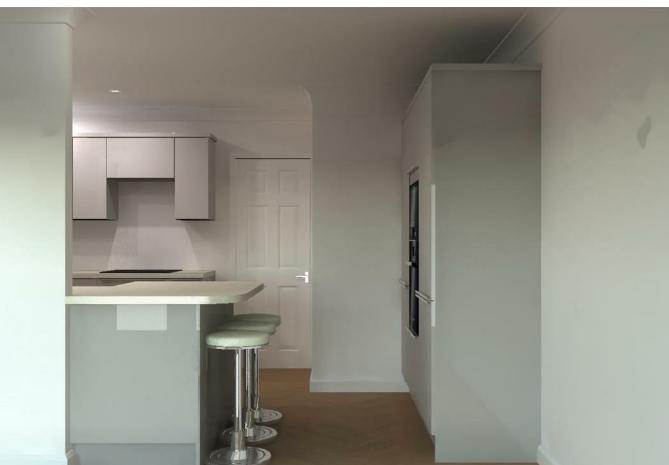
**RHP 27 Florence Road
Canvey Island
SS8 7EJ**

£360,000



New Build Two Bedroom Detached Family Home constructed by a local and highly respected family builders, the property will benefit from underfloor heating to the ground floor and features include an entrance hall connecting to the ground floor cloakroom, a modern fitted kitchen/breakfast room with various integrated appliances and space for a small table and chairs, attractive lounge to the rear with double glazed French doors leading onto the garden, two spacious bedrooms to the first floor with en-suite to bedroom one and completing the accommodation will be a three-piece family bathroom.

Externally there will be a lawned rear garden with a brick block frontage and a large carport for off-street parking for a minimum of two cars, viewing comes strongly advised.



Entrance Hall

The property is approached via a composite entrance door leading to the entrance hall with double-glazed windows to the front and side elevations, stairs connecting to the first-floor accommodation, a storage cupboard, and panelled door leading to a ground-floor cloakroom, flat plastered ceiling.

Ground Floor Cloakroom

Obscure double glazed window, wash hand basin and low level flush wc, flat plastered ceiling

Kitchen/ Breakfast Room

13'4 x 9'8 (4.06m x 2.95m)
Square edge work surfaces and attractive units at base and eye level with integrated hob, oven and extractor, integrated fridge freezer, dishwasher and washing machine, space for small table and chairs as required, flat plastered ceiling and down lighting.

Lounge

13'4 x 11'9 (4.06m x 3.58m)
UPVC double-glazed windows and matching French doors leading onto the rear garden, further

obscure double-glazed window to the side elevation, flat plastered ceiling.

Landing

Access to loft via hatch, storage cupboard, panelled doors leading to the accommodation, flat plastered ceiling.

Bedroom One

15'7 x 9'5 (4.75m x 2.87m)

UPVC double-glazed window to the front elevation, radiator, door leading to the en-suite, flat plastered ceiling.



En-Suite

Fitted shower and screening, low-level flush wc and wash hand basin, obscure double-glazed window to the rear, flat plastered ceiling.

Bedroom Two

13'7 x 7'3 (4.14m x 2.21m)

UPVC double glazed to the front elevation, radiator, flat plastered ceiling.

Family Bathroom

Obscure double-glazed window to the rear, suite comprising of a low-level flush wc, wash hand basin, panelled bath with fitted shower and screening over, flat plastered ceiling with down lighting.

Exterior

Rear Garden

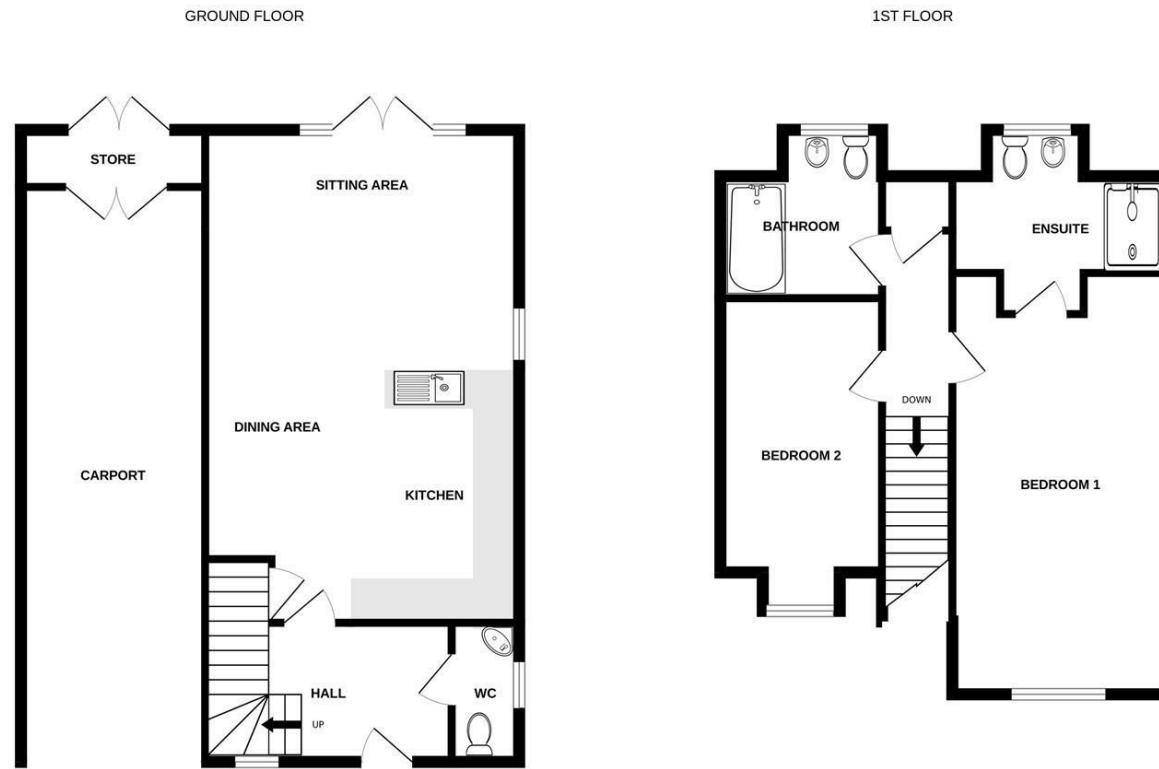
Laid to lawn with fencing to boundaries.

Front Garden

Brick block paved.

Carport

Measuring approximately 30ft in depth providing parking for a minimum of two vehicles.



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 indicative 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 ©2025



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.

