



10 Wave Road



10 Wave Road Canvey Island SS8 0FY

£295,000



Sandy Bay Resort, Canvey Island – Exclusive Park Home for the Over 50s

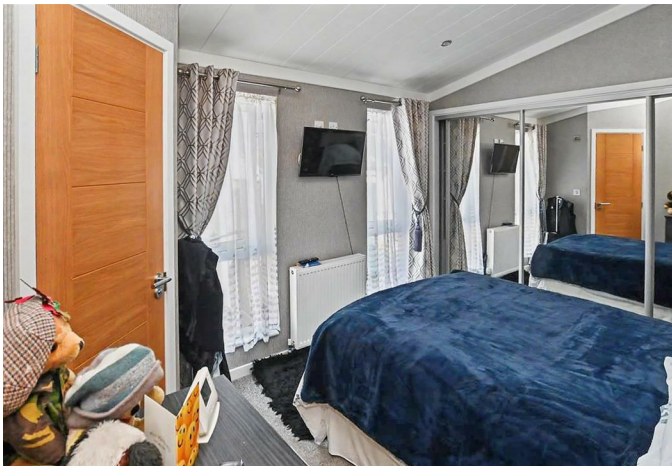
Situated on the ever-popular Sandy Bay Resort, this beautifully presented and exceptionally spacious two-bedroom park home offers luxury, comfort and modern living in a sought-after coastal setting for the over 50s.

Designed to an outstanding standard throughout, the home features a stunning vaulted ceiling design, creating a bright and airy atmosphere, whilst the impressive accommodation has been thoughtfully arranged to maximise both space and practicality.

At the heart of the home is the show-stopping kitchen/breakfast room, beautifully appointed with an extensive range of quality fitted units and integrated appliances, providing the perfect space for both everyday living and entertaining. A separate utility room offers additional storage and practicality.

The elegant vaulted lounge is a wonderful room in which to relax, benefitting from direct access onto a superb raised balcony terrace with contemporary glass screening, providing an ideal place to enjoy the surrounding outlook and outdoor living.

There are two generous double bedrooms, with the principal bedroom enjoying the luxury of its own en-suite shower room, whilst a separate modern shower room serves guests and the second



Kitchen/Breakfast Room

18'11 12'11 (5.77m 3.94m)

Double-glazed entrance door into a kitchen/breakfast room, stunning open plan kitchen/breakfast room featuring a contemporary range of high gloss units with integrated appliances including dishwasher, oven, fridge freezer and microwave, central breakfast island, twin skylights providing excellent natural lights, ample space for dining room table, double glazed windows to front and rear elevations, door to inner hall, double doors connecting to the lounge, built in storage.

Lounge

18'9 x 11'2 (5.72m x 3.40m)

Double-glazed windows to the front elevation, double-glazed French doors opening onto a raised balcony, double-glazed windows to either side, two radiators, and vaulted ceilings.

Inner Hall

With storage and doors to the shower room and two bedrooms.

Bedroom One

10'9 x 9'2 (3.28m x 2.79m)

Two double-glazed windows to the rear elevation,

radiator, built-in wardrobes, and high vaulted ceilings, with access to an en-suite

En-Suite

Obscure double-glazed window to the rear elevation, large walk-in double shower cubicle with glass screen, wall-mounted shower, chrome towel rail, close coupled low level wc, vanity units with mounted sink and chrome mixer tap, half tiled to the walls.

Bedroom Two

10'8 x 9'2 (3.25m x 2.79m)

Vaulted ceilings, two double-glazed windows to the front elevation, radiator, built-in wardrobes.

Shower Room

Double-glazed obscure window to the front elevation, large double shower cubicle, wash hand basin, and low level wc, tiling to the splashback areas.

Utility Room

9'1 x 5'3 (2.77m x 1.60m)

Double-glazed door opening to the rear, cupboard housing boiler, units eye and base level, vaulted ceilings, plumbing and washing machine (to remain), stainless steel sink.

Study/Dressing Area

6'1 x 4'9 (1.85m x 1.45m)

Double-glazed window to the front elevation, laminate flooring.

Exterior

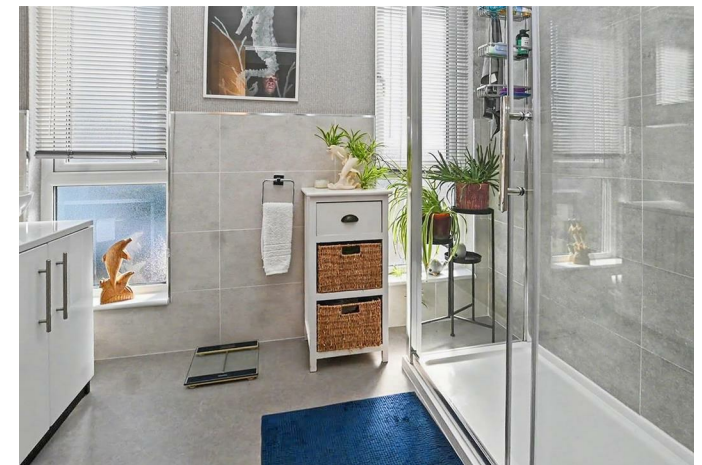
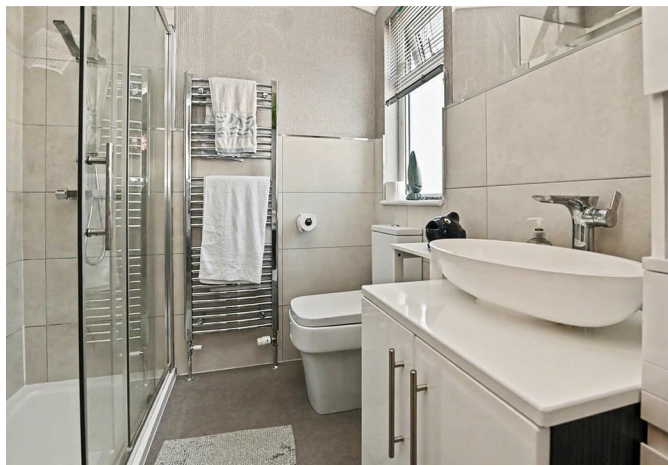
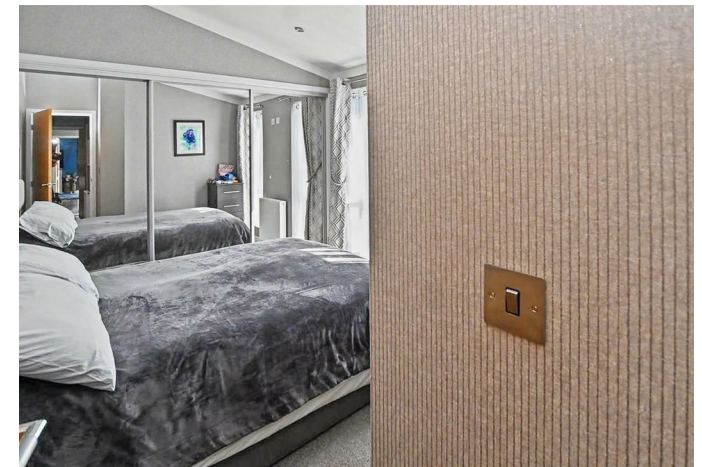
Rear Garden

Artificial lawns to the rear elevation with external storage.

Front Garden

Ample parking plus raised balcony areas to the front and side, enclosed by glass screens.

Ground Rent - we are told it is £271.50



Mirepresentation 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.

