



Hilton Road, Canvey Island

Guide Price £200,000



- First floor maisonette that feels anything but ordinary
- Eye-catching quartz stone frontage = instant kerb appeal
- Light-filled lounge with three windows (yes, three!)
- Engineered wood flooring for that sleek, modern finish
- Cosy log burner for winter nights in
- Air conditioning for summer days (best of both worlds)
- High-spec open-plan kitchen made for modern living
- Stylish shower room with heated towel rail
- Private garden = your own outdoor escape
- Allocated parking + long lease = tick, tick



GUIDE PRICE - £190,000 - £210,000

Step into style with this beautifully presented one-bedroom first floor maisonette on Hilton Road, Canvey Island — where modern living meets everyday comfort (and yes, it really is as good as it sounds).

From the outset, the home makes a statement. The striking quartz natural stone cladding gives serious kerb appeal — the kind that makes visitors say “okay, this is nice” before they’ve even stepped inside. A private porch and sleek composite door lead into a welcoming hallway, setting the tone for what’s to come.

Upstairs, the property truly shines. The open-plan lounge/kitchen is the star of the show — a bright, airy space thanks to three generous windows that flood the room with natural light (perfect for morning coffees, golden hour selfies, or just showing off your space). Underfoot, engineered wooden flooring adds warmth and elegance, while the log burner brings those cosy, winter-night vibes. And when summer arrives? The air conditioning unit has you covered — because comfort should be year-round.

The kitchen flows effortlessly into the living space, finished to a high modern specification that’s both stylish and practical — ideal whether you’re cooking up a storm or plating up a takeaway like a pro. Subtle touches like granite window sills/worktops elevate the finish throughout.

The shower room continues the theme of sleek, contemporary living, complete with a heated towel rail (because no one likes a cold towel — ever).

This home is all electric, efficient, and ready to go, with the added bonus of a long lease for peace of mind.

And then there’s the outside space — your very own private garden. Morning coffee spot? Summer BBQ HQ? Quiet escape? You decide. Plus, an allocated parking space means no circling the block after a long day.

All in all, this is a home that delivers on style, comfort, and practicality — with just the right amount of personality.

Located in the borough of Canvey Island, this coastal town offers a unique blend of seaside charm and everyday convenience, making it increasingly popular with buyers seeking a relaxed lifestyle within easy reach of London. Known for its friendly community feel, Canvey Island boasts a range of local amenities including independent shops, supermarkets, cafés and restaurants, as well as well-regarded schools and healthcare facilities. The seafront is a standout feature, with scenic walks along the Thames Estuary, beaches, and leisure spots such as Thorney Bay Beach and Canvey Island Seafront offering a laid-back coastal lifestyle. For commuters, nearby Benfleet station provides direct rail links into London Fenchurch Street, while road connections via the A13 and A130 make travelling by car straightforward. Combining affordability with coastal appeal, Canvey Island continues to attract first-time buyers, downsizers and investors alike.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/108a-hilton-road-canvey-island-ss8-9xg/5198462>

Annual Service Charge/Ground Rent: £330.00
Length of Lease: 947

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Apar



