
3 Brookside
RICHARD
POYNTZ

3 Brookside
Canvey Island
SS8 9XY

£300,000

3 2 2

NO ONWARD CHAIN - Nestled in the desirable area of Brookside on Canvey Island, this charming three-bedroom mid-terrace house presents an excellent opportunity for families and professionals alike. With a GUIDE PRICE from £300,000 to £325,000, this property boasts a prime location that offers convenient access to both the island and the mainland, making commuting a breeze.

Upon entering, you are welcomed by a generous porch that leads into a spacious lounge, perfect for relaxation and entertaining. The modern kitchen diner is a standout feature, providing ample space for a dining table and chairs, ideal for family meals or gatherings with friends. The ground floor also benefits from a cloakroom, adding to the practicality of the home.

As you ascend to the first floor, you will find a spacious landing that leads to three well-proportioned bedrooms, each offering a comfortable retreat. The modern three-piece white bathroom is stylish and functional, catering to the needs of the household.

This property is equipped with gas-fired central heating and UPVC double-glazed windows and doors, ensuring warmth and energy efficiency throughout the year. Outside, the front garden is mainly lawned, while the rear garden features a delightful paved patio area, complemented by a good size lawned, making it an ideal space for outdoor entertaining or simply enjoying the sunshine.

Additionally, the property is conveniently located near Morrisons, local schools such as St Catherine's, and bus routes, with Benfleet train station just a short distance away. This home truly offers a wonderful blend of comfort, convenience, and modern living in a sought-after location.



Porch

Cloakroom

Lounge
15'5 x 14'3 (4.70m x 4.34m)

Kitchen Diner
18'3 x 8'9 (5.56m x 2.67m)

First Floor Landing

Bedroom One
12'1 x 11'10 max (3.68m x 3.61m max)

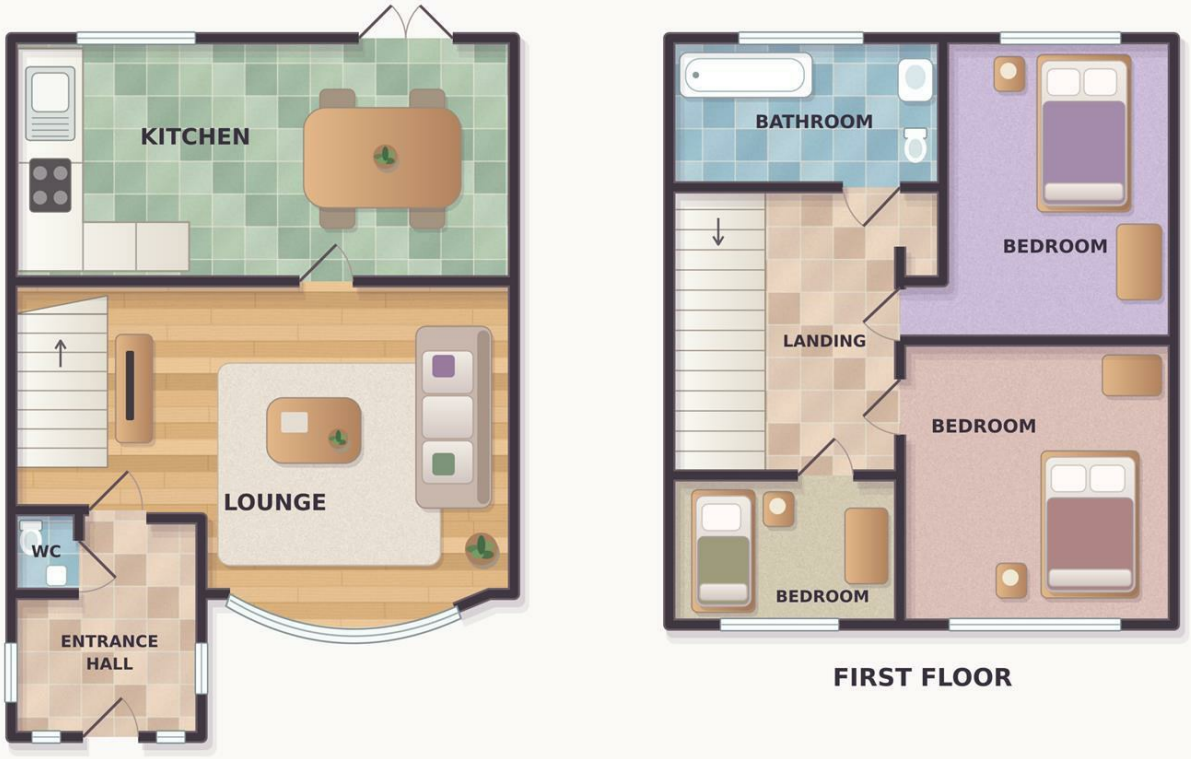
Bedroom Two
11'10 x 11'3 max (3.61m x 3.43m max)

Bedroom Three
8'1 x 7'11 (2.46m x 2.41m)

Rear Garden

Front Garden

FLOOR PLAN



Furnishings and finishes shown for illustration.

Mierepresentation 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 intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves 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@**richard**poyntz.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.