



49 Chapman Road



**RICHARD
POYNTZ**

49 Chapman Road Canvey Island Essex SS8 7QS

£425,000



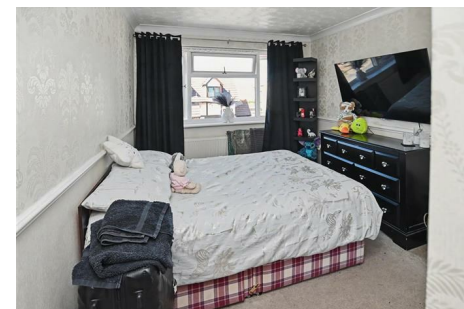
Located towards the end of Chapman Road, in the ever-popular Leigh Beck area of Canvey Island, this spacious and versatile four-bedroom family home is just a stone's throw from the seawall and its picturesque views.

The property features a clever reverse-plan layout, designed to take full advantage of its coastal setting. On the first floor is a generous lounge with access to a private balcony, providing the perfect place to relax and enjoy views towards the seawall. Also on this floor is a spacious bedroom and family bathroom.

The ground floor boasts an impressive kitchen/breakfast room with direct access to the rear garden. Just off the kitchen is a useful study or additional sitting room, ideal for working from home or providing extra family space. There are also three further well-proportioned bedrooms and a modern shower room.

Further benefits include ample off-street parking, double-glazed windows and gas central heating.

A spacious and adaptable family home in a sought-after coastal location, offering flexible living accommodation and plenty of room for a growing family.



Hall

Double-glazed entrance door into a central entrance hall, doors off to the ground-floor accommodation, door to shower room and stairs connecting to the first-floor accommodation

Ground Floor Shower Room

First Floor Lounge

21'3 x 12'4 (6.48m x 3.76m)

A bright and spacious lounge featuring double-glazed windows to the front and rear elevations, together with double-glazed doors opening onto the balcony. Further benefits include coving to the ceiling, laminate flooring, skirting heaters, an additional radiator and a wallpapered feature wall.

Balcony

Attached to the side of the property, with attractive wrought-iron-style railings and pleasant views towards the seawall.

First Floor Landing

Access to loft, doors to the second bedroom, bathroom, and storage cupboard, which houses the gas-fired boiler

Study/Small Family Room

9'9 x 7'6 (2.97m x 2.29m)

Double-glazed window to the front elevation. This room is off the kitchen, with a radiator and coving to a flat plastered ceiling.

Kitchen/Diner

17'10 x 11'7 (5.44m x 3.53m)

A generously sized and impressive kitchen/breakfast room featuring a double-glazed window to the rear and double-glazed French doors opening directly onto the garden. Fitted with contemporary gloss-black units at base and eye level, complemented by a central island with an inset four-ring ceramic hob and extractor above. Further features include an inset sink, plumbing for a washing machine, an eye-level double oven, tiled and wallpapered walls, and a smooth-plastered ceiling with inset spotlights. There is also ample space for a family dining table.



Groundfloor Bedroom One

11'7 x 9'1 (3.53m x 2.77m)

Double-glazed to the front, radiator.

Ground Floor Bedroom Three

9' x 8' (2.74m x 2.44m)

Double-glazed to front elevation, radiator.

Ground Floor Bedroom Four

9'2 x 7'1 not into wardrobes (2.79m x 2.16m not into wardrobes)

Double-glazed window to rear elevation, laminate flooring, radiator



First Floor Bedroom Two

13'1 x 9'3 (3.99m x 2.82m)

Double-glazed to front elevation, radiator.

First Floor Bathroom

A four-piece bathroom suite comprising a low-level WC, wall-mounted wash hand basin, freestanding slipper-style white bath and corner shower cubicle. Further features include tiled walls and flooring, a smooth-plastered ceiling and a double-glazed window to the rear elevation.



Shower Room

Modern shower room comprising a fully enclosed shower cubicle, low-level WC and wash hand basin with vanity storage beneath. Further features include tiled flooring, contemporary black-and-white décor and a double-glazed window providing natural light.

Exterior

Front Garden

Ample parking at the front for several vehicles, side access to the rear garden

Rear Garden

Fenced to the boundaries, covered area with some artificial lawns and the remainder laid to lawn, and a decked area

GROUND FLOOR



1ST FLOOR



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