

**To arrange a viewing contact us  
today on 01268 777400**



## **Creek Road, Canvey Island £170,000**

Aspire Estate Agents are delighted to present this exclusive two-bedroom park home, ideally positioned within a small gated community on a beautifully maintained 70-acre over-50s park. Located just moments from the main centre and amenities, the property offers spacious living throughout, a low-maintenance outdoor area and is available with no onward chain.

Aspire Estate Agents are delighted to present this exclusive park home, superbly positioned within a small, gated community and just a short walk from the main centre of the park and its on-site amenities. The property is offered with no onward chain.

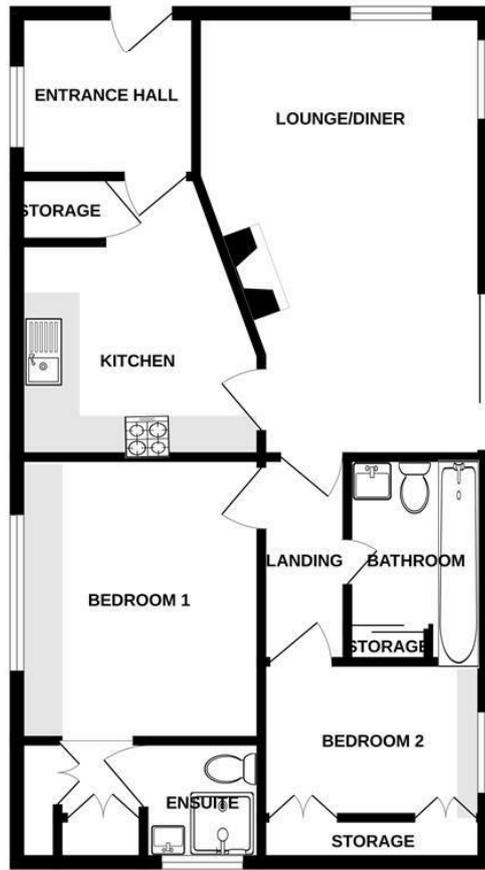
Located within a beautifully maintained 70-acre gated park designed exclusively for the over-50s, the setting offers a peaceful and welcoming lifestyle, combining tranquillity with a strong sense of community and convenience.

Accessed via double gates, the home benefits from an allocated parking space. Internally, the accommodation begins with a generous entrance porch, flowing seamlessly into a well-appointed kitchen before opening into an impressive lounge/diner — a fantastic living space complete with air conditioning for year-round comfort.

The property offers two well-proportioned bedrooms, with the principal bedroom featuring built-in wardrobes, a dressing area and a modern three-piece en-suite. A separate three-piece bathroom suite is located off the hallway to complete the internal layout.

Externally, the home enjoys a low-maintenance outdoor space, including a patio area ideal for relaxing or entertaining, along with a small lawned section.

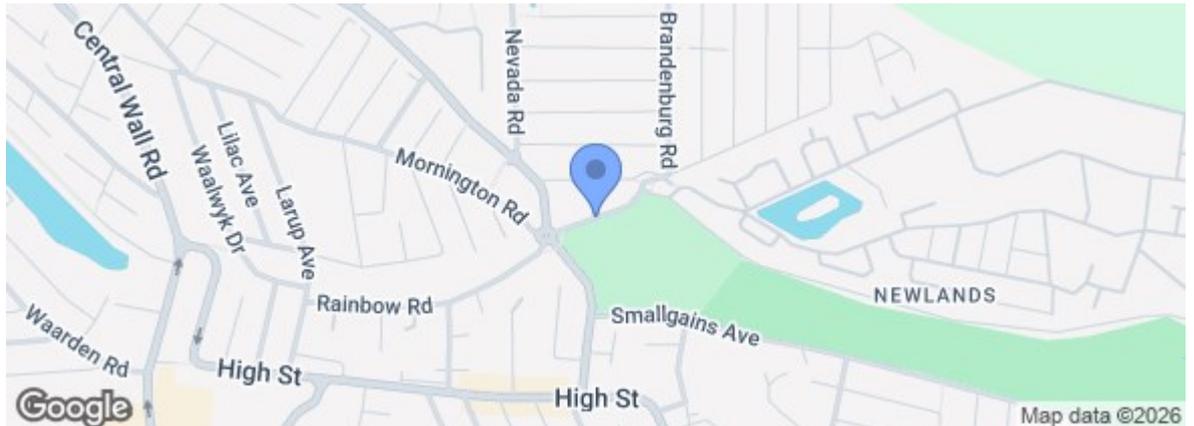
GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 sq.m.) approx.

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 illustrative 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 i2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.