



R1117 Kings Park Creek Road



**RICHARD
POYNTZ**

R1117 Kings Park Creek Road Canvey Island SS8 8PE

£200,000



Located in a prime lakeside position, directly overlooking the lake on one of the most established over-50s park home sites in the UK, this spacious double-unit park home offers a wonderful opportunity to enjoy peaceful waterside living.

The property benefits from a balcony to the front, ideal for sitting out and enjoying the lake views. There is parking for two cars to the front, with additional parking available to the rear.

Inside, the home offers well-proportioned accommodation including a large L-shaped lounge, kitchen, two double bedrooms, a bathroom fitted with an assisted-access bath, and an en-suite shower room to the main bedroom.

Further benefits include solar panels helping to reduce energy costs, and the property is offered with no onward chain.

The park itself is conveniently located within easy reach of local amenities, including the on-site shop, clubhouse and indoor swimming pool, making it an excellent choice for those seeking a comfortable and relaxed lifestyle within a well-established community.



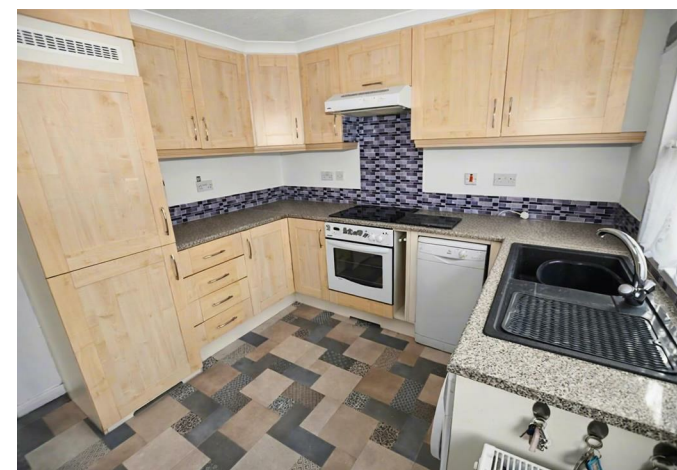
Hall

Double-glazed entrance door into the hall with three storage cupboards, doors off to the 'L' shaped lounge, bedrooms, and the bathroom, radiator.

'L' shaped Lounge/Diner

19'5 x 9'8 x 19'4 reducing to 12'1 (5.92m x 2.95m x 5.89m reducing to 3.68m)

A good-sized 'L' shaped lounge/diner with

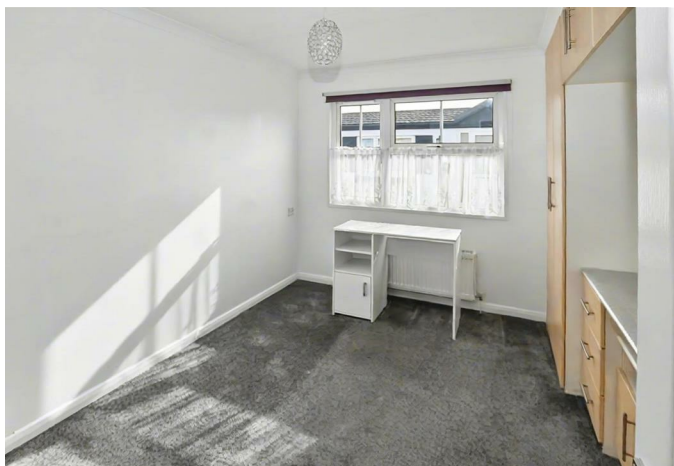


double-glazed bay window to the front elevation with adjacent double-glazed doors opening onto the balcony/terraced area, two double-glazed bay windows to the side elevation, textured ceiling, laminate flooring, and two radiators.

Kitchen

10'8 x 9'6 (3.25m x 2.90m)

Cupboard housing the water cylinder, double



glazed door and window to the side elevation, with a door connecting to the steps at the side of the property, range of light wood style fronted units and drawers at base level with space and plumbing for washing machine, integral fridge freezer, rolled edge work surfaces over with single drainer sink, inset hob with oven under, tiling to splash backs, matching units at eye level.

Bedroom One

10'9 x 9'6 (3.28m x 2.90m)

Double-glazed window to the rear elevation, radiator, and built-in wardrobes.



En-Suite

Comprising a shower cubicle, vanity unit with inset wash hand basin, and low level wc, coving to the ceiling.

Bedroom Two

9'6 x 11'1 (2.90m x 3.38m)

Double-glazed window to the rear elevation, wardrobes, radiator, and textured ceiling.

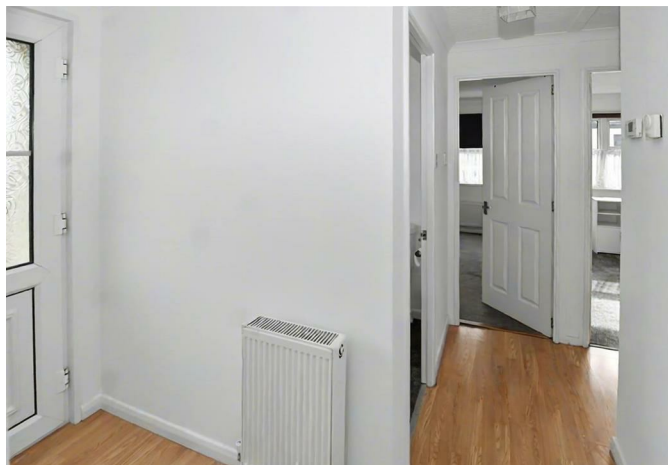


Bathroom

With disabled access deep bath, low level wc, a vanity wash hand unit with an inset wash hand basin, double glazed window to the side elevation, coving to the ceiling, radiator.

Exterior

Seating patio terrace to the front directly overlooking the lake and enclosed by railings and accessed via a staircase, ample parking to the front of the property with further parking to the other side, brick-built store with power and light.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other area shown are approximate. The responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown herein are those shown on the plan and no guarantee is made as to their condition or existence. Made with Metropix 3D/2D.

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