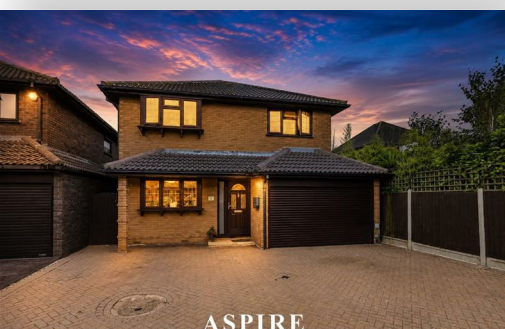


*To arrange a viewing contact us
today on 01268 777400*



Beach House Gardens, Canvey Island Asking price £550,000

Positioned within the highly sought-after Beach House Gardens, just moments from Canvey Island's picturesque seafront, this impressive four-bedroom detached home offers generous family accommodation, versatile living spaces and a modern finish throughout.

Set back from the road with a driveway providing parking for multiple vehicles, the property also benefits from an integral garage, making it perfectly suited to busy family life.

Inside, the welcoming entrance leads to a contemporary fitted kitchen featuring a range of integrated appliances, complemented by a separate utility room and convenient ground-floor cloakroom. An additional reception room offers excellent flexibility and is currently arranged as a home office, although it could equally serve as a playroom, snug or formal dining room.

At the heart of the home is the spacious lounge and dining area, creating an ideal setting for both everyday family living and entertaining. Two sets of French doors enhance the sense of light and space, with one opening into the bright conservatory and the other providing direct access to the rear garden.

Designed for easy maintenance, the garden features a generous patio and artificial lawn, offering plenty of space for outdoor dining, children's play and summer gatherings without the need for extensive upkeep.

The first floor provides four well-proportioned double bedrooms. The impressive principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. A substantial loft also provides excellent additional storage.

Combining spacious accommodation with a desirable coastal setting, this fantastic family home offers the opportunity to enjoy life close to the seafront while remaining within easy reach of local schools, amenities and transport connections.

With a complete onward chain already in place, an early viewing is highly recommended.

****Kitchen****

5.56m x 2.82m
18'3" x 9'3"

****Entrance Hall****

8.79m x 1.19m
28'10" x 3'11"

****Garage****

5.16m x 3.91m
16'11" x 12'10"

****Reception Room****

2.82m x 2.69m
9'3" x 8'10"

****Utility Room****

2.67m x 1.73m
8'9" x 5'8"

****Cloakroom****

2.41m x 0.94m
7'11" x 3'1"

****Lounge/Diner****

7.06m x 3.91m
23'2" x 12'10"

****Conservatory****

4.78m x 4.06m
15'8" x 13'4"

****Landing****

4.06m x 1.52m
13'4" x 5'0"

****Bedroom One****

5.56m x 3.81m
18'3" x 12'6"

****En-Suite****

2.87m x 2.11m
9'5" x 6'11"

****Bedroom Two****

4.65m x 3.81m
15'3" x 12'6"

****Bedroom Three****

3.78m x 3.17m
12'5" x 10'5"

****Bedroom Four****

3.86m x 3.15m
12'8" x 10'4"

****Bathroom****

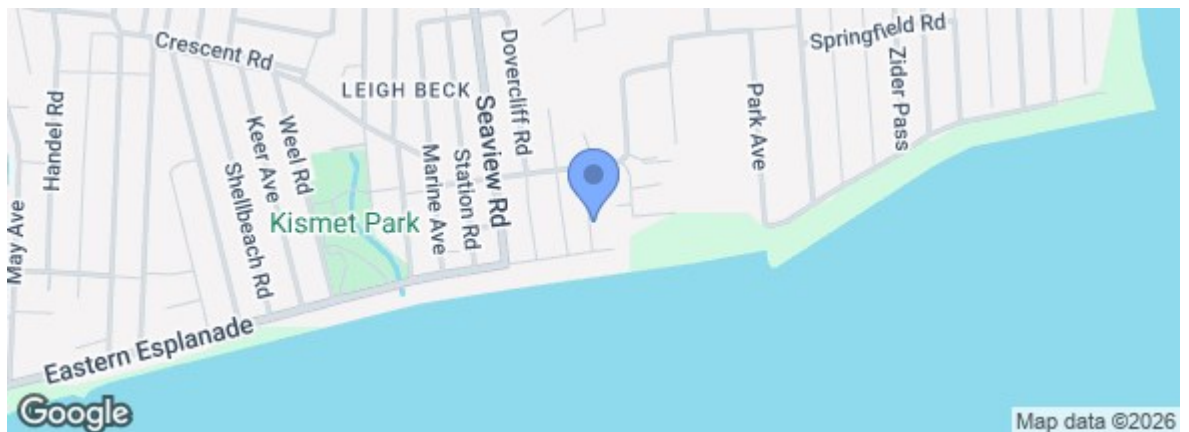
2.92m x 2.21m
9'7" x 7'3"

Beach House Gardens

Approximate Gross Internal Floor Area = 208.8 sq m / 2248 sq ft



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 ₂) Rating		76	80
Very environmentally friendly - lower CO ₂ 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 ₂ 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.