

Lapwin Close, East Tilbury

Guide Price £325,000

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- STUNNING TWO BEDROOM SEMI-DETACHED HOME – An attractive, modern property offering stylish interiors, generous living accommodation and a fantastic opportunity for first-time buyers, professionals or downsizers.
- BUILT IN 2017 BY A LEADING UK DEVELOPER – Enjoy the benefits of modern construction, contemporary design and thoughtfully planned accommodation, perfectly suited to today's lifestyles.
- SOUGHT-AFTER BOULEVARDS DEVELOPMENT – Proudly positioned within one of East Tilbury's most desirable modern residential developments, offering an attractive setting and a welcoming neighbourhood feel.
- SPACIOUS & INVITING LOUNGE – A beautifully proportioned reception room providing the perfect setting for cosy evenings, entertaining friends or simply putting your feet up after a long day.
- STYLISH MODERN KITCHEN/DINER – A contemporary and practical space designed for cooking, dining and socialising, whether it's a quick breakfast before work or hosting friends for dinner.
- TWO GENEROUS DOUBLE BEDROOMS – No box room compromises here! Two well-proportioned bedrooms provide excellent flexibility for couples, growing families, overnight guests or home working.
- CONTEMPORARY FAMILY BATHROOM & GROUND FLOOR WC – A well-appointed first-floor bathroom is complemented by a convenient downstairs cloakroom, adding that all-important everyday practicality.
- LOVELY-SIZED PRIVATE REAR GARDEN – Perfect for summer entertaining, weekend BBQs, alfresco dining or simply soaking up the sunshine in your own outdoor retreat.

GUIDE PRICE £325,000-£350,000.

Modern living, a sought-after setting and a little bit of house envy… welcome to Lapwin Close!

Built in 2017 by one of the UK's leading developers, this beautifully presented two double bedroom semi-detached home sits proudly within East Tilbury's ever-popular Boulevards development. Stylish, practical and ready to impress, it's the kind of home that makes getting on the property ladder feel like a serious upgrade.

Step inside and you'll find a welcoming entrance hallway, a generously sized lounge made for cosy nights in, and a sleek modern kitchen/diner that's equally suited to morning coffees, midweek dinners and showing off your culinary skills (or your favourite takeaway). There's even a handy downstairs WC, because the little luxuries matter too!

Upstairs, two genuine double bedrooms mean no arguments over who gets the bigger room, while a beautifully appointed family bathroom completes the picture.

Outside, a lovely-sized rear garden offers the perfect spot for summer BBQs, alfresco drinks or simply doing absolutely nothing in the sunshine. With allocated parking to the front, there's no need to play the daily game of find a parking space either.

And the location? That's another reason to fall in love.

With East Tilbury railway station just 0.3 miles away and East Tilbury Primary School equally close, the morning commute and school run couldn't be much more convenient.

Two double bedrooms. Modern living. A garden to enjoy. Parking sorted.

All that's missing is your name on the front door.

Lapwin Close, East Tilbury — could this be your next move?





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/13-lapwin-close-tilbury-rm18-8fh/5692833

Annual Service Charge: £345.00
Annual Ground Rent: £150.00
Length of Lease: Approximate 989 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

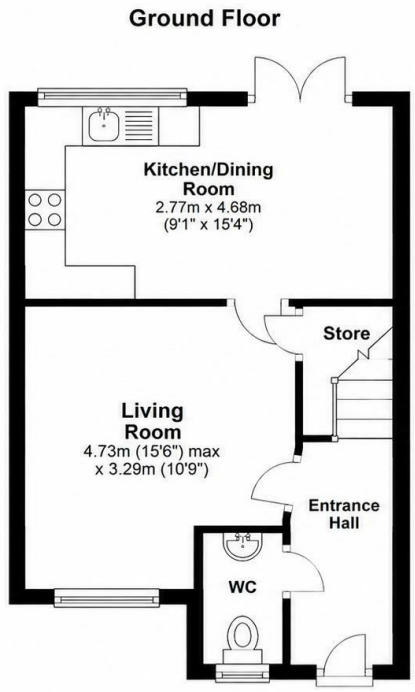
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

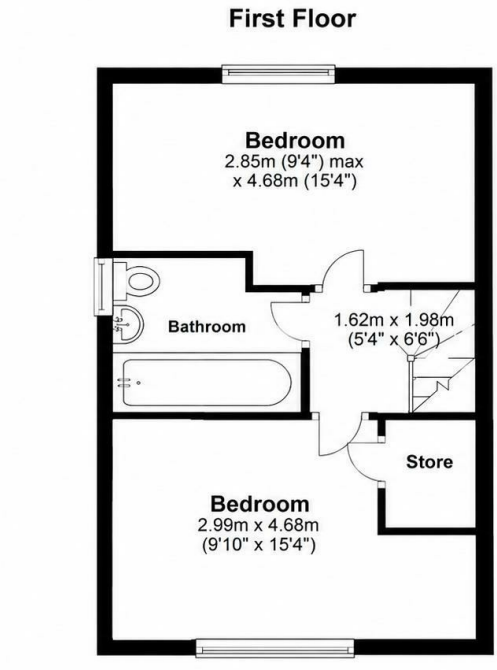
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.









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