



facebook.com/richardpoyntzandco



@RichardPoyntz



@richardpoyntz



**RICHARD  
POYNTZ**



## Kellington Road Canvey Island SS8 8EL

### Offers In Excess Of £780,000



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com  
Registered Office: Richard Poyntz and Company, 11 Knightswick Road, Canvey Island. SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz | VAT No. 731 4287 45  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.





### Hallway 17'11x16'11 (5.46mx5.16m )



A grand and welcoming entrance featuring a hardwood front door with obscure double-glazed insets, complemented by three UPVC windows that fill the hall with natural light. Inside, a turned oak spindle staircase leads to the first floor, enhanced by wood flooring, oak internal doors, coved and flat plastered ceiling, and a radiator for added warmth.

### Cloakroom



A tastefully appointed two-piece suite comprising a push-flush WC and a modern vanity unit with inset sink and chrome mixer tap. Tiled splashback, radiator, flat plastered ceiling, and tiled flooring complete the space.

### Ground Floor Utility Room 9'9x4'10 (2.97mx1.47m )



A practical and stylish room fitted with shaker-style base and eye-level units, finished with solid wood block work surfaces. Incorporating a stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, and tiled flooring. A half-glazed composite door provides access to the rear garden. Radiator and inset ceiling spotlights complete this useful space.

### Ground Floor Bedroom One 16'7x13' (5.05mx3.96m )



A wonderfully spacious principal bedroom positioned at the front of the home, enjoying generous proportions and a bright, welcoming feel. The room features a UPVC double-glazed window, attractive wood flooring, radiator, and a stylish contemporary feature wall. A doorway leads through to the beautifully appointed en-suite bathroom, adding a touch of luxury to the space.

### En-Suite Bathroom 9'9x7'7 (2.97mx2.31m )



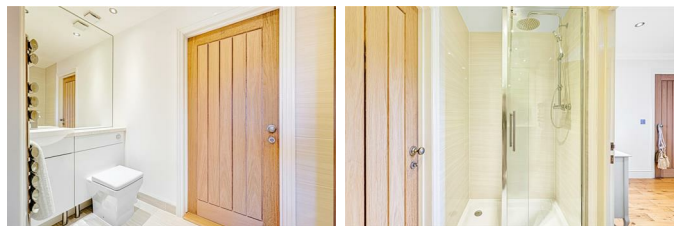
A beautifully appointed four-piece suite featuring a freestanding bath with chrome mixer tap, twin floating sinks, a wall-mounted push-flush WC, and a heated chrome towel rail. Modern tiling, an obscure rear UPVC window, and ceiling spotlights create a bright, elegant finish.

### Ground Floor Bedroom Two 14'x13' ( 4.27mx3.96m )



A generous double bedroom to the rear with UPVC double-glazed window, inset ceiling spotlights, radiator, and wood flooring. This room has direct access to a Jack and Jill en-suite shower room.

### Jack & Jill En-Suite



A modern shared en-suite for bedrooms two and three, offering a generous shower enclosure with double tray and chrome shower, a vanity unit with inset sink, and a push-flush WC. Tiled splashbacks, a chrome heated towel rail, and inset ceiling spotlights complete the contemporary finish.

**Ground Floor Bedroom Three 12'4x12' max  
(3.76mx3.66m max )**



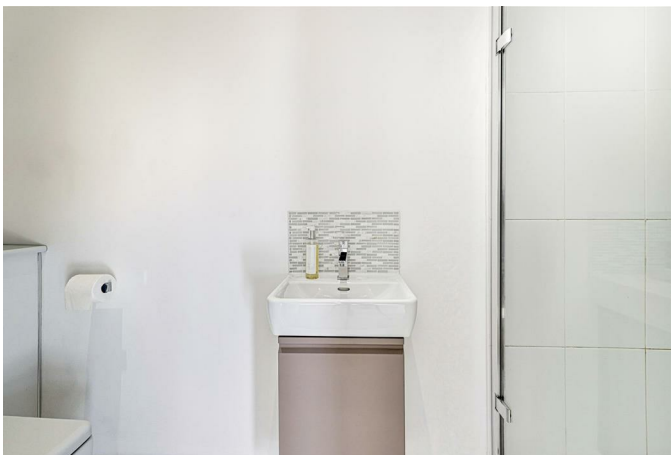
Located to the front of the property, this well-proportioned bedroom benefits from two UPVC double-glazed windows, radiator, wood flooring, and oak door access to the Jack and Jill en-suite.

**Ground Floor Bedroom Four 9'9x9'5 (2.97mx2.87m )**



A further double bedroom with a UPVC double-glazed rear window, radiator, and wood flooring. This room includes its own private en-suite shower room.

**Ensuite**



Fitted with a modern three-piece suite comprising a corner shower enclosure with chrome wall-mounted shower and glass screen, a vanity unit with inset sink and chrome mixer tap, and a push-flush enclosed system WC. Chrome heated towel rail, tiled floor, and inset ceiling spotlights complete the presentation

**First Floor Landing 16'10x11'9 (5.13mx3.58m )**



A bright and spacious landing area with UPVC double-glazed doors leading onto one of the balconies. The landing provides access to a study area, kitchen and family room, first-floor lounge, cloakroom, and stairs to the second floor. Wood flooring, oak internal doors, and a radiator add a touch of warmth and elegance.

**First Floor Cloakroom**



A modern two-piece suite including a push-flush WC and a stylish vanity unit with inset sink and chrome mixer tap. Finished with a tiled splashback, tiling to the floor, radiator, and coved ceiling.

**First Floor Lounge 23'9x12'11 (7.24mx3.94m )**



A beautifully presented formal lounge of excellent proportions, featuring double-glazed bi-folding doors opening onto a balcony and an additional obscure rear window. The room includes wood flooring, two radiators, and a charming brick fireplace with oak mantel.



### First Floor Study Area 11'x5'11 (3.35mx1.80m )



A useful home office space with an obscure UPVC double-glazed rear window, radiator, inset ceiling spotlights, and wood flooring.

### First Floor Kitchen/Family Room 25'7x23'9 (7.80mx7.24m )



An outstanding open-plan living and entertaining area, featuring a beautifully fitted kitchen with modern cream shaker-style units, woodblock worktops, and a large central island with breakfast bar and integrated wine rack. Appliances include an induction hob with downdraft extractor, twin waist-height ovens with warming drawer, integrated fridge freezer and dishwasher, and a double stainless steel sink with chrome mixer taps.

### Second Floor Landing



Accessed via a continuation of the oak staircase, the second-floor landing features a UPVC double-glazed rear window, radiator, and access to the top-floor lounge, cloakroom, and store/boiler room.

### Second Floor Family Lounge/Bedroom Five 28'7x13'11 (8.71mx4.24m )



An exceptional second-floor retreat, perfect as a luxurious sitting room or family space. Wide double-glazed bi-folding doors open onto a generous balcony with glass balustrade, framing breathtaking panoramic views across to Hadleigh Castle and Southend Pier. Three rear Velux windows enhance the natural light, while wood flooring, recessed spotlights, and dual radiators complete this truly uplifting and memorable room.

### Second Floor Cloakroom



A particularly spacious cloakroom, beautifully fitted with a two-piece suite including a vanity unit with inset sink and chrome mixer tap, and a push-flush WC. Part-tiled walls, tiled flooring, chrome heated towel rail, and inset ceiling lights complete the room.

### Second Floor Store Room/Boiler Room 7'9x5'8 (2.36mx1.73m )



A useful storage room housing the boiler and hot water cylinder, with additional loft access and further storage shelving

## Front



A handsome and beautifully balanced frontage featuring twin gables, glass-fronted balconies, and a welcoming central entrance. The property offers a block-paved driveway, integral garage, and attractive landscaped frontage, giving a bright, modern coastal feel with timeless kerb appeal.

## Rear Garden

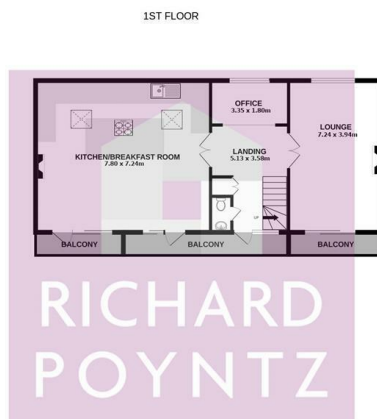


The rear garden is wider than average and beautifully landscaped. It is predominantly laid to lawn with various block-paved patios, including a sheltered seating area ideal for entertaining. There are established flower and shrub borders, a shingled area with shed to remain, outside lighting, and water tap. A side gate offers access to the front of the property.

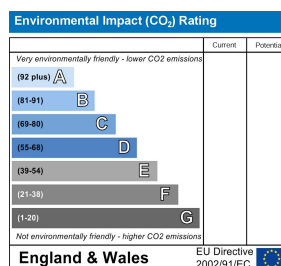
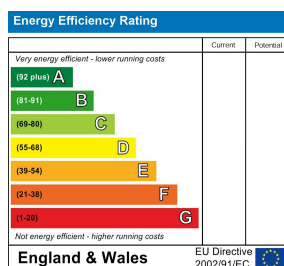
## Garage 41'9 x 9'10 (12.73m x 3.00m)



An exceptional garage space with electric up-and-over door, lighting, power, and a half-glazed UPVC door to the garden. Ideal for car storage, workshop use, or further development potential. Includes loft space for storage.



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 ©2025



**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts