



*R377 Kings Park Creek Road*



**RICHARD  
POYNTZ**

# R377 Kings Park Creek Road Canvey Island SS8 8PE

£165,000



Nestled on Creek Road in the charming Canvey Island, this delightful two-bedroom double unit park home offers a unique opportunity for those seeking a tranquil lifestyle in a vibrant community. Situated within one of the UK's largest park home sites, residents can enjoy the picturesque fishing lake, as well as access to a swimming pool, bar, restaurant, and shop, all designed to enhance your leisure time.

This property is exclusively available for individuals aged over 50, ensuring a peaceful and friendly environment. The spacious lounge and dining room provide ample room for relaxation and entertaining, while the modern shower room and fitted kitchen add a touch of contemporary comfort. Both double bedrooms are generously sized, making this home perfect for couples or guests.

Step outside to discover a raised patio area, ideal for enjoying the fresh air and sunshine. The property also features a brick shed for additional storage, electric heating for warmth during the cooler months, and UPVC double-glazed windows and doors that enhance energy efficiency and security.

This park home is a must-see for anyone looking to embrace a relaxed lifestyle in a supportive community. With its excellent amenities and beautiful surroundings, it presents an exceptional opportunity to enjoy the best of park home living. Don't miss your chance to make this lovely property your new home.



## Hallway

UPVC entrance door with obscure double-glazed insets giving access to the hallway, which has a coved papered ceiling, door to lounge, and door to store cupboard, electric heater, laminate wood flooring

## Lounge

16'11 x 15'3 (5.16m x 4.65m)  
Great-sized lounge with coved papered ceiling, two UPVC double-glazed windows to the front elevation, and a further UPVC double-glazed window to the side elevation, all fitted with shutters, two storage heaters, feature fire surround, open to the dining area, laminate wood flooring,

## Dining Area

9'10 x 7'3 (3.00m x 2.21m)  
Coved papered ceiling, UPVC double-glazed French doors with fitted shutters, electric heater, door to kitchen and inner hall, laminate wood flooring

## Kitchen

12'10 x 9'5 (3.91m x 2.87m)  
Coved papered ceiling, UPVC double-glazed window, obscured UPVC double glazed door, wood units at base and eye level with matching drawers, all with chrome handles, roll top work surfaces over incorporating sink and drainer with chrome mixer taps, four ring electric

hob with oven under and pull out extractor over, plumbing for washing machine, space for other appliances, vinyl floor covering.

### **Inner Hall**

Coved papered ceiling, loft hatch, doors off to the accommodation, carpet, storage cupboard

### **Bedroom One**

12'1 x 9'6 (3.68m x 2.90m)

Good-sized double bedroom which has a coved papered ceiling, UPVC double-glazed window, fitted wardrobes, and an electric heater.

### **Bedroom Two**

9'7 x 9'4 (2.92m x 2.84m)

A good-sized double bedroom, coved papered ceiling, UPVC double-glazed window, fitted wardrobes, carpet

### **Shower Room**

Coved papered ceiling, obscured UPVC double-glazed window, tiled flooring, complimentary ceramic tiling to the walls, wall heater, extractor, chrome heated towel rail, three-piece white showering suite comprising push-flush WC, sink with chrome mixer taps into a vanity unit, large shower tray with glass screen, wall-mounted shower.

### **Exterior**

Raised patio area with wrought iron railings with step down to the lawn, brick-built shed, further paving around the property, step up to the entrance door and kitchen door.

### **Agents Note**

Ground rent- We are advise is £316.59 but this will need confirmig with buyers solicitors.



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