



*Plot 20 Lionel Road 5 St Josephs  
Close*



**RICHARD  
POYNTZ**

# Plot 20 Lionel Road 5 St Josephs Close Canvey Island SS8 9DE

£550,000



Brochures Available – Take the Virtual Tour

Discover modern family living at its finest with this stunning brand-new detached home in the desirable St. Joseph's Close, Canvey Island. Offering approximately 1,600 sq ft of thoughtfully designed space, this impressive property features four generously sized bedrooms and a host of high-quality finishes throughout.

At the heart of the home is a beautifully crafted shaker-style kitchen/diner, fully fitted with premium appliances—including oven, hob, microwave, fridge freezer, dishwasher, and washer/dryer. Elegant worktops and LED under-cabinet lighting add a stylish and practical touch.

A welcoming reception room provides a comfortable space to relax, while the landscaped rear garden offers privacy and a perfect setting for outdoor entertaining.

Ideally located close to the town centre, with shops and amenities just a short stroll away, this home also benefits from a build warranty, offering peace of mind for years to come.

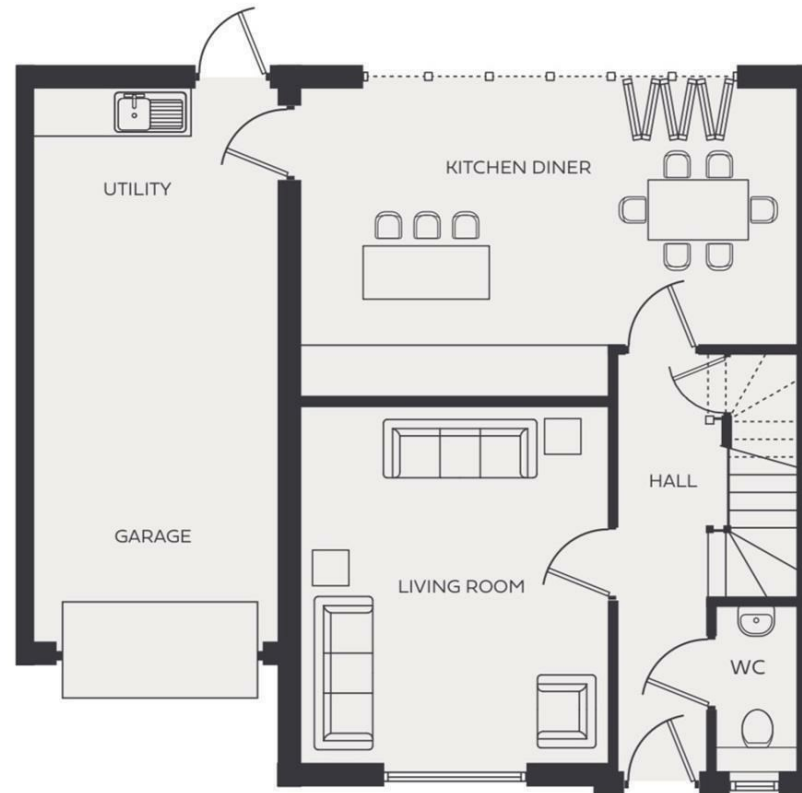
Please note: Photos are for guidance only. Sizes are approximate. Estimated build completion is later this autumn, subject to final finishing.

Brochures are available now—be sure to view the virtual tour and see everything this outstanding family home has to offer!





## GROUND FLOOR



**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



**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)**  
**Registered Office: Richard Poyntz & 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 • V.A.T 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.

