



*11- St Josephs Close*



# 11- St Josephs Close Canvey Island SS8 9GE

£350,000



Situated within an attractive new development just off Lionel Road, conveniently located for Canvey Island town centre, this well-planned scheme offers modern living in a practical setting.

This particular 2-bedroom house has been finished to a high standard throughout. The shaker-style kitchen includes integrated appliances and quality work surfaces, while the contemporary bathroom features modern sanitaryware with clean, stylish finishes. Attention to detail continues with quality internal doors and fittings, creating a smart and consistent feel throughout.

The property also benefits from underfloor heating to the ground floor for added comfort, along with off-street parking.

For peace of mind, the home is supplied with a 10-year new build warranty.

Estimated build completion is scheduled for late summer / early autumn. Please note that final sizes and layouts may vary slightly upon completion.

An excellent opportunity to secure a brand new 2-bedroom home in a convenient and well-connected part of Canvey Island



## Hall

## Kitchen / Diner / Lounge

18'4" x 14'1" (5.59m x 4.29m )

## Utility Room

## Cloakroom

## Bedroom One

14'1" x 9'10" (4.29m x 3.00m )

## Bedroom Two

10'2" x 9'6" (3.10m x 2.90m )

## Bathroom

## Notes

Please note that layouts, specifications, and property sizes may vary during the course of construction. Images used are for illustrative purposes only and are intended to show the style of kitchens and bathrooms; finishes and layouts may vary.



## PLOT 26 - 920 sqft

### GROUND FLOOR



### GROUND FLOOR

### FIRST FLOOR



### FIRST FLOOR

**Mirepresentation 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.

