

facebook.com/richardpoyntzandco
@RichardPoyntz
@richardpoyntz



5 Waters Edge Canvey Island, SS8 0FX Offers In Excess Of £280,000

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.



- ** Attractive Two Bedroom Park Home for residents of 50 years and over
- ** Situated on the popular Sandy Bay Park Home community
- ** Spacious Lounge
- ** Modern Kitchen/Diner with French doors leading onto a balcony area
- ** Master Bedroom Suite with large En-Suite Bathroom
- ** Good-sized second Bedroom
- ** Shower Room
- ** Offered for sale with No Onward Chain
- ** Raised Balcony area
- ** Off Street Parking to two vehicles

Hall



The property is approached via a UPVC entrance door leading to the entrance hall with a radiator and power points, and doors leading to the accommodation.

Lounge 21' x 10' (6.40m x 3.05m)



An elegant room with two UPVC windows to the front and a UPVC double-glazed window to the side elevation, radiator, tv and power points, a feature fireplace with surround with electric fireplace, twin doors leading back to the hall, and part-glazed bi-folding doors providing the option for open plan living and leading to the kitchen/diner.



Kitchen/Diner 22' x 8' (6.71m x 2.44m)



Equally good-sized with two UPVC double-glazed windows to the rear and to the side elevation with matching French doors leading onto the raised balcony, ample space for a dining room table and chairs, a single fitted sink unit inset to a range of rolled edge worksurfaces, light finished units at base and eye level, space for range style cooker with fitted extractor and canopy over, integrated fridge freezer, dishwasher and washer dryer (all to remain), cupboard housing wall mounted boiler and storage, ceramic tiled splash back, power points, double glazed Velux style window to the ceiling, radiator.





Study 7' x 4'3 (2.13m x 1.30m)



Off the main hall, UPVC double-glazed window to the side elevation, fitted desk unit and storage area, radiator and down lighting.

Bedroom One 14'9 x 11'7 (4.50m x 3.53m)



Juliette style UPVC double-glazed French Doors to the rear elevation, further UPVC double-glazed window to the side elevation, radiator, power points, range of fitted wardrobes to one end with a dressing area and make-up table, panelled door leading to the en-suite.



En-Suite 12'7 x 7' (3.84m x 2.13m)



Superb-sized en-suite with two UPVC double-glazed windows to the front elevation, large fully tiled walk inshower with screening, low-level push flush wc, wash hand basin inset to vanity unit below, panelled bath with shower mixer taps, large wall-mounted heated towel rail and downlighting.



Shower Room



Bedroom Two 11' x 8'1 (3.35m x 2.46m)



Obscure double-glazed window to the front elevation, large walk-in fully tiled shower with screening, low-level push flush wc, wash hand basin inset to vanity unit, a heated towel rail, shaver point and radiator.

Exterior

As mentioned, previously, the property benefits from a raised balcony to the side and front with glass screening, a step down to the rear to an artificial lawned area and a brick block patio, brick built storage shed, off-street parking to the adjacent side for two vehicles in tandem.

A good-sized double bedroom, UPVC double-glazed window to the rear elevation, radiator, range of fitted wardrobes and storage alcoves, power points



GROUND FLOOR



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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