



R226 Kings Park



**RICHARD
POYNTZ**

R226 Kings Park Canvey Island Essex SS8 8QD

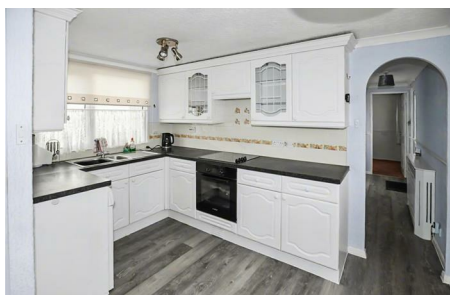
£125,000



Located within the ever-popular Kings Park Village, this attractive park home is offered for sale with NO ONWARD CHAIN and is available exclusively to residents aged 50 years and over.

The development itself offers excellent on-site facilities including gated security, a convenient shop, fishing lake, superb restaurant and bar, together with a modern indoor swimming pool — everything on your doorstep, which is how park living should be.

Internally, the property offers well-planned accommodation comprising an entrance hall leading to a modern fitted kitchen/breakfast room, complete with hob, oven and space for a small table and chairs. The lounge sits to one side, providing a comfortable reception space. There is a good-sized double bedroom, a second smaller bedroom ideal for guests or hobbies, and a modern three-piece shower room completing the accommodation.



Hall

12'3 x 3'9 (3.73m x 1.14m)

UPVC double-glazed entrance door into a spacious hallway with coving to the ceiling, electric radiator, from the hallway we have access to two bedrooms, bathroom and opening into the kitchen.

Lounge

11'7 x 11' (3.53m x 3.35m)

Double-glazed windows to both sides, double-glazed bay window to the front elevation, double-glazed entrance door into the lounge, coving to the ceiling, mock feature fireplace and door housing a storage cupboard, wall-mounted electric radiator, large opening through into the kitchen area.

Kitchen Area

11'7 x 9'2 (3.53m x 2.79m)

Double-glazed windows to both sides, storage cupboard, space if need for a small dining room table, coving to the ceiling, white units and drawers at base level with work surfaces to three walls, an inset ceramic hob with oven under, plumbing facilities for a washing machine, an inset stainless steel one-and-a-quarter drainer sink with mixer taps, matching units at eye level with two glass display cabinets.

Bedroom One

11'4 into the wardrobes x 8' (3.45m into the wardrobes x 2.44m)

Double-glazed window to the side elevation, wall-mounted electric radiator, wallpaper decor, coving to the ceiling, and storage cupboards built in.

Bedroom Two

8'5 x 7'10 (2.57m x 2.39m)

Double-glazed window to the side elevation, electric wall-mounted radiator, storage cupboards which are fitted, and coving to the ceiling.

Shower Room

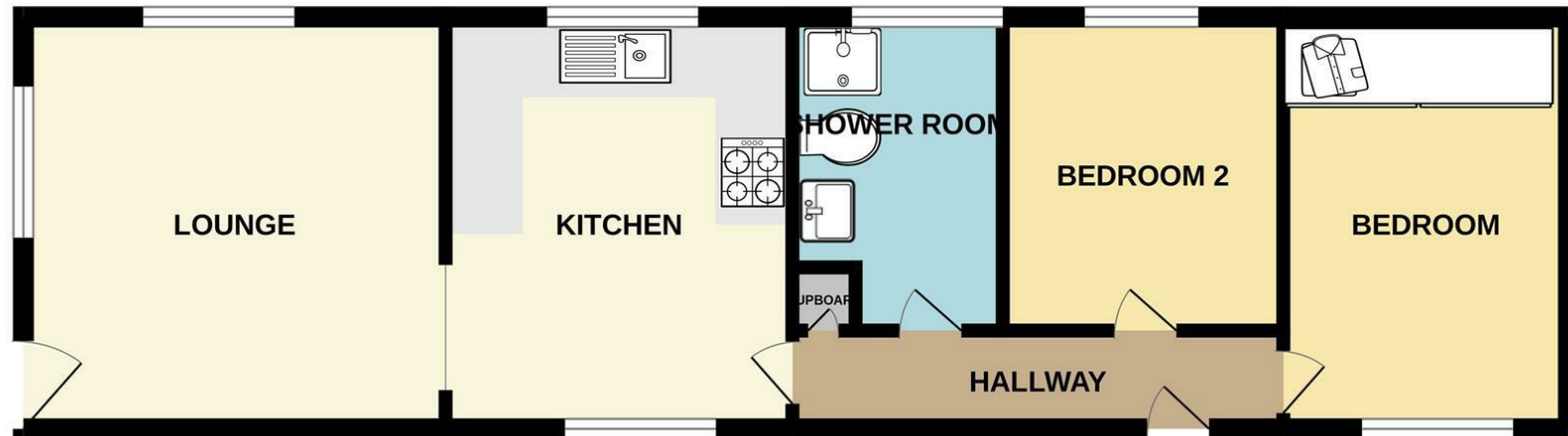
Obscure double-glazed window to the side elevation, fully tiled to the walls in ceramics, shower cubicle with glass enclosures and wall-mounted electric shower (not tested), low-level wc, vanity unit with inset wash hand basin, wall-mounted blow heater.

Exterior

A small patio area and steps connecting to the front door plus steps connecting to the lounge door, brick built store.



GROUND FLOOR



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