

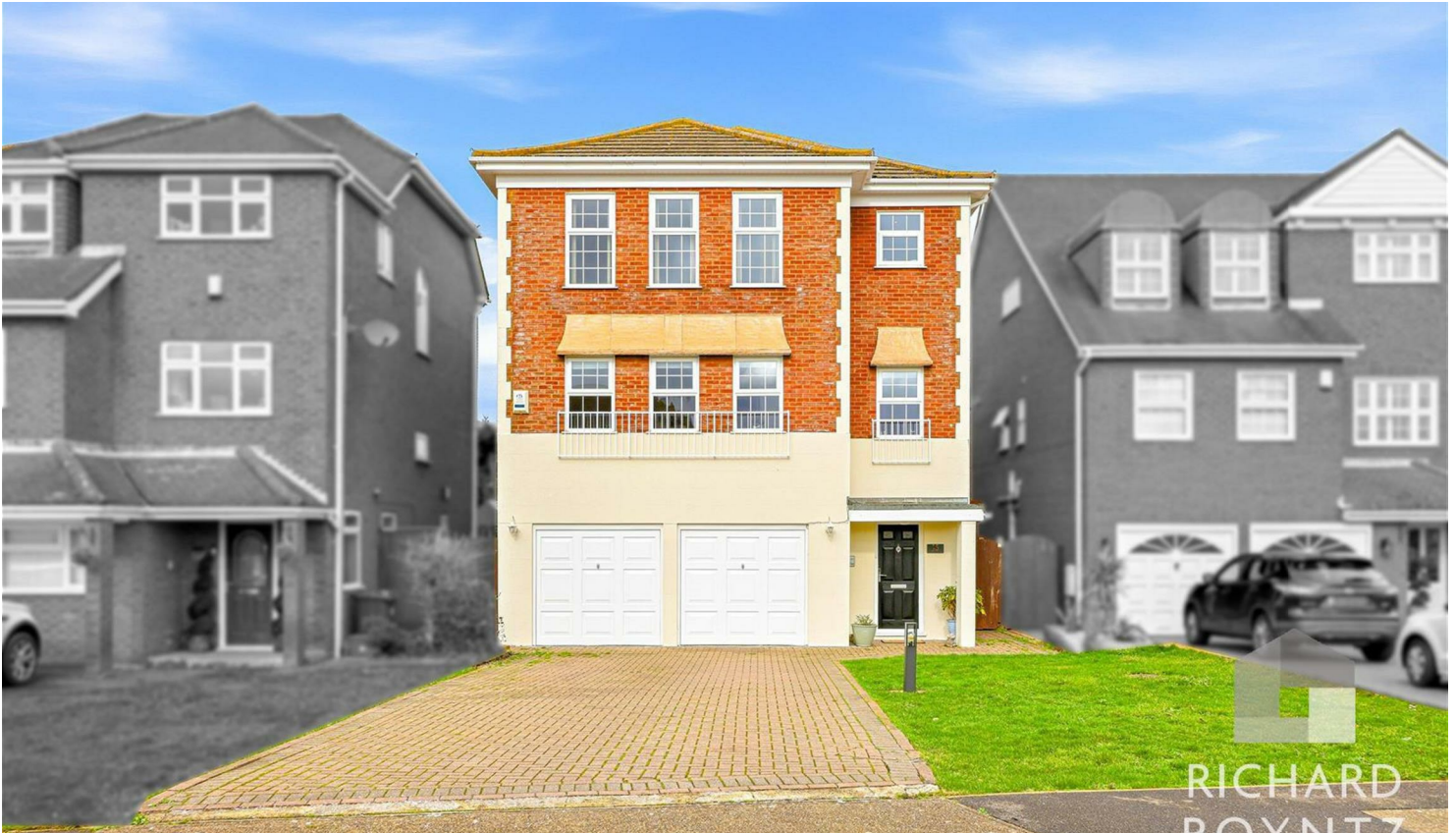
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POYNTZ



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Porch



Extensive block paved parking to the front, with a lawned area to the side providing access to the garage and the front, entrance door into the porch, double-glazed window to the side elevation, laminate flooring, oak-style glass panel double doors opening into the main hall.

Hall



Double-glazed window to the side elevation, radiator, dado rail, coving to ceiling, door connecting to ground-floor lounge/annexe, utility room/kitchen and cloakroom



Lounge/Annexe Room 18'8 x 13'10 (5.69m x 4.22m)



Large double-glazed French doors opening onto the garden with adjacent double-glazed windows to either side, radiator, fitted carpet, ornate coving to the ceiling, feature wall with wallpaper decor.



Utility Room/Kitchen 12'2 7'5 (3.71m 2.26m)



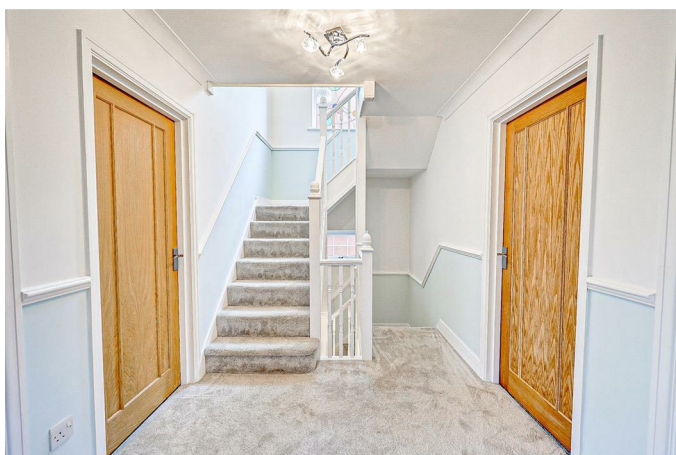
Double-glazed door connecting to the rear garden with adjacent double-glazed window, newly fitted units and drawers at base level with wood-style work surfaces over, inset stainless steel sink, inset induction hob with oven under, cupboard housing modern gas-fired boiler, radiator, coving to ceiling, spotlights, tiling to splashbacks



Cloakroom

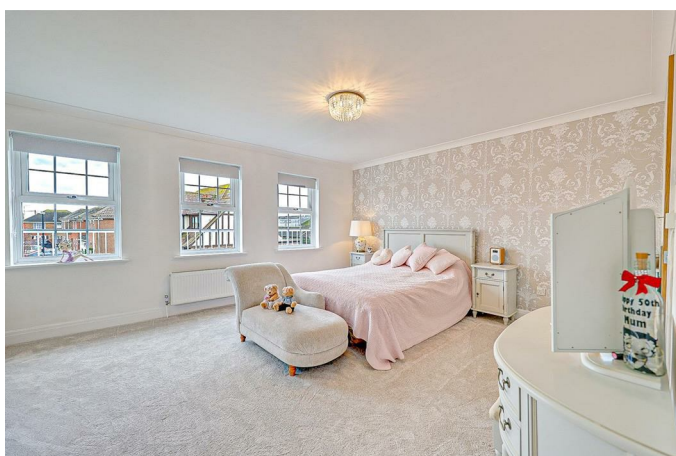
Double-glazed obscure window to the side elevation, vanity unit with inset wash hand basin, and low level close coupled wc.

First Floor Landing

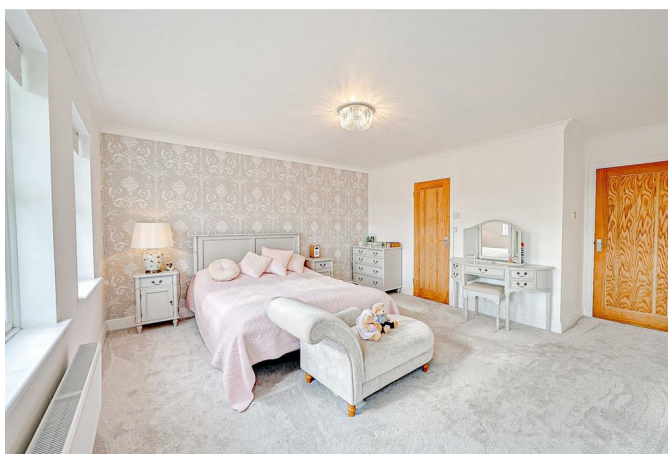
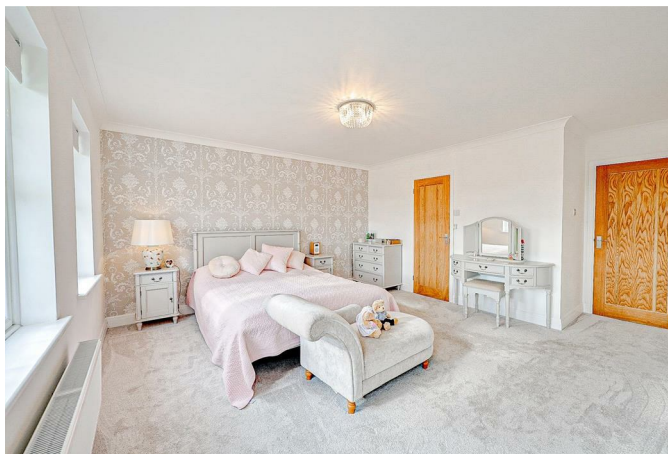


Doors off to the four bedrooms and bathroom, stairs connecting to the top floor.

Bedroom One 17'10 x 17; reducing to 13'9 (5.44m x 5.18m; reducing to 4.19m)



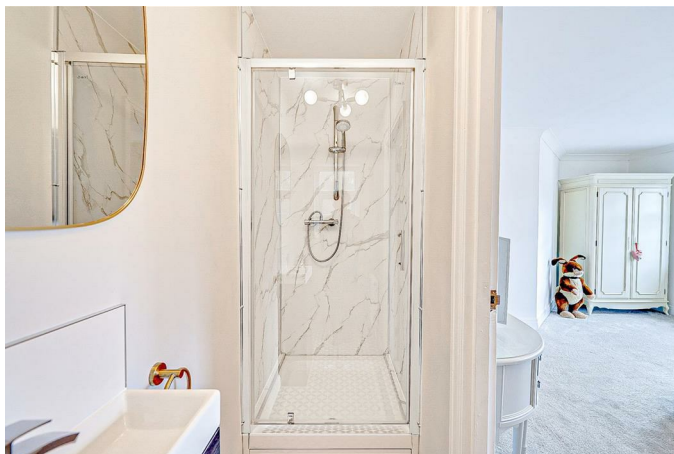
Three double-glazed windows to the front elevation, radiator, fitted carpet, feature wallpaper decor to the wall, and access to the en-suite



En-Suite



Newly installed three-piece suite comprising vanity unit with inset wash hand basin and chrome taps, low level wc, and shower cubicle.



Bedroom Two 13'4 x 10'10 (4.06m x 31.04m)
 Double-glazed window to the rear elevation, wardrobes across one wall, radiator.

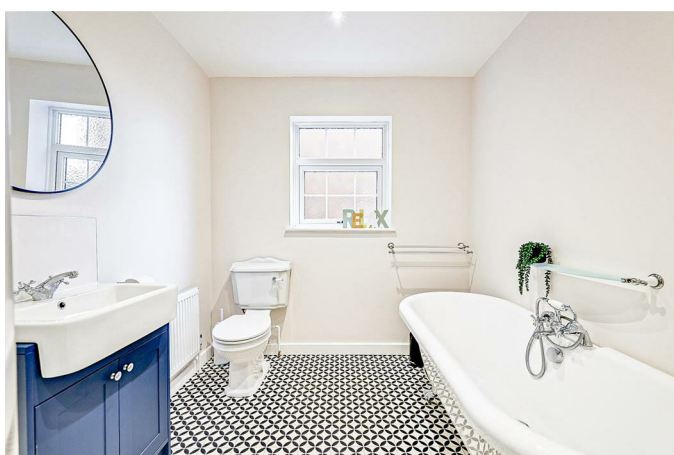
Bedroom Three 13' x 10' (3.96m x 3.05m)



Double-glazed window to the front elevation, radiator.

Bedroom Four 11' x 10'11 (3.35m x 3.33m)
 Double-glazed window to the rear elevation, radiator

Family Bathroom



Obscure double-glazed window to the side elevation, newly fitted quality four-piece suite comprising claw Victorian style rolled top bath, low-level wc, vanity unit, and shower cubicle.



Second Floor Landing



Access to the dining room or bedroom, lounge, and kitchen

Kitchen 13' x 10'10 (3.96m x 3.30m)



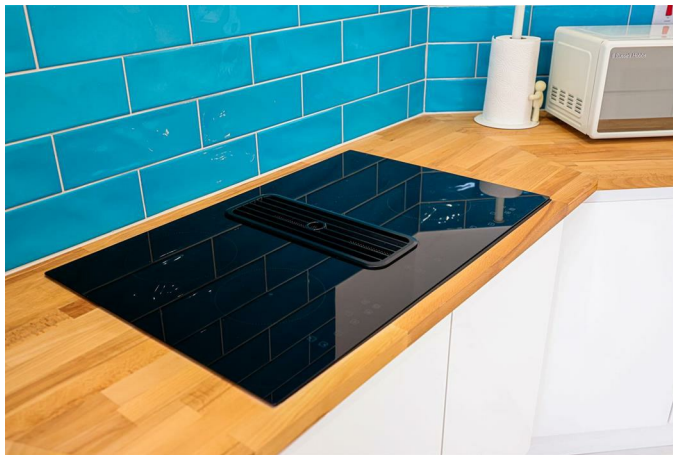
Double-glazed windows to the front and side elevations, extensively fitted gloss white units and drawers at base level, butchers block style work surfaces to three walls, an inset enamel style white one and a quarter drainer sink with chrome mixer taps, tiling to splash backs, an integrated fridge freezer, dishwasher, inset ceramic down draft induction hob, two separate eye level ovens.



Dining Room 10'10 x 10'10 (3.30m x 3.30m)



Double-glazed window to the rear elevation, laminate flooring, stunning wallpaper decor, radiator, could be utilised as a further bedroom.

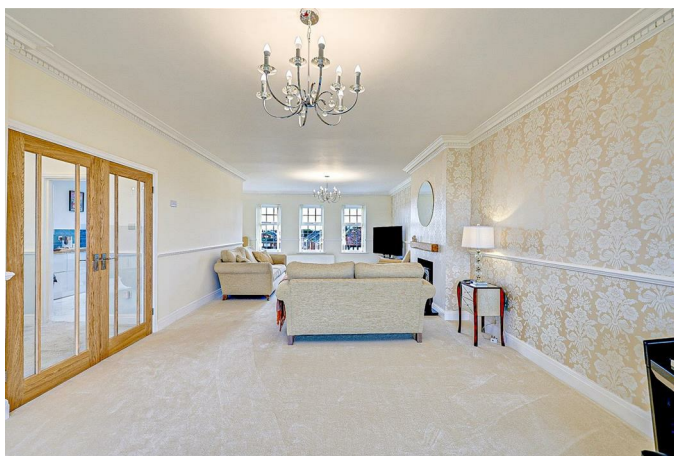


Lounge 32' x 17' reducing to 13'11 (9.75m x 5.18m reducing to 4.24m)



A good size through principal lounge with three double-glazed windows to the front elevation, double-glazed French doors with adjacent double-glazed windows on either side opening onto the balcony, fitted carpet, coving to the ceiling, and feature wallpaper to one wall.





Exterior



Balcony

Enclosed railings with panoramic views to the rear of the Sea Wall, the estuary behind, taking into account the Southend and Leigh skylines

Rear Garden



Measures approximately 50ft in length, fenced to boundaries with patio area.

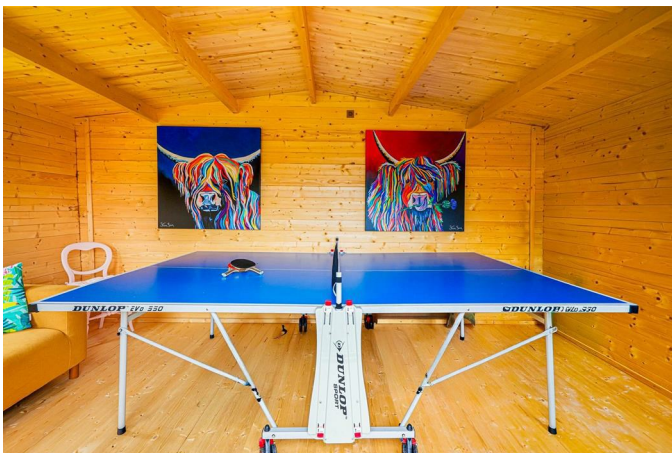


Garage 18'9 x 17'9 (5.72m x 5.41m)

Accessed via the porch with twin up and over doors to the front.



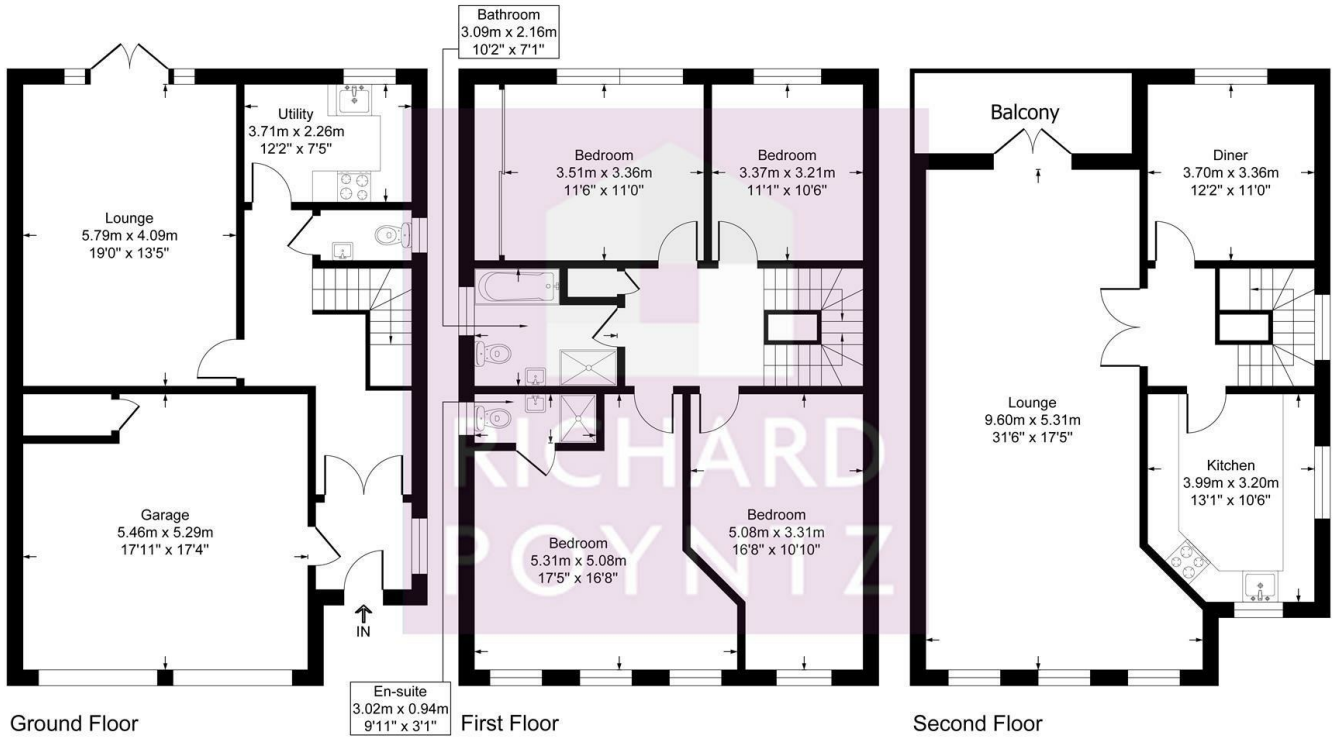
Log Cabin 15'8 x 9'4 (4.78m x 2.84m)



Newly erected

15 Silverpoint Marine

Approximate Gross Internal Floor Area = 238.2 sq m / 2564 sq ft



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

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

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