
R377 Kings Park Creek Road
RICHARD
POYNTZ

R377 Kings Park Creek Road
Canvey Island
SS8 8PE

£165,000

2 2 1

Nestled on Creek Road in the charming Canvey Island, this delightful two-bedroom double unit park home offers a unique opportunity for those seeking a tranquil lifestyle in a vibrant community. Situated within one of the UK's largest park home sites, residents can enjoy the picturesque fishing lake, as well as access to a swimming pool, bar, restaurant, and shop, all designed to enhance your leisure time.

This property is exclusively available for individuals aged over 50, ensuring a peaceful and friendly environment. The spacious lounge and dining room provide ample room for relaxation and entertaining, while the modern shower room and fitted kitchen add a touch of contemporary comfort. Both double bedrooms are generously sized, making this home perfect for couples or guests.

Step outside to discover a raised patio area, ideal for enjoying the fresh air and sunshine. The property also features a brick shed for additional storage, electric heating for warmth during the cooler months, and UPVC double-glazed windows and doors that enhance energy efficiency and security.

This park home is a must-see for anyone looking to embrace a relaxed lifestyle in a supportive community. With its excellent amenities and beautiful surroundings, it presents an exceptional opportunity to enjoy the best of park home living. Don't miss your chance to make this lovely property your new home.











Hallway
UPVC entrance door with obscure double-glazed insets giving access to the hallway, which has a coved papered ceiling, door to lounge, and door to store cupboard, electric heater, laminate wood flooring

Lounge
16'11 x 15'3 (5.16m x 4.65m)
Great-sized lounge with coved papered ceiling, two UPVC double-glazed windows to the front elevation, and a further UPVC double-glazed window to the side elevation, all fitted with shutters, two storage heaters, feature fire surround, open to the dining area, laminate wood flooring,

Dining Area
9'10 x 7'3 (3.00m x 2.21m)
Coved papered ceiling, UPVC double-glazed French doors with fitted shutters, electric heater, door to kitchen and inner hall, laminate wood flooring

Kitchen
12'10 x 9'5 (3.91m x 2.87m)
Coved papered ceiling, UPVC double-glazed window, obscured UPVC double glazed door, wood units at base and eye level with matching drawers, all with chrome handles, roll top work surfaces over incorporating sink and drainer with chrome mixer taps, four ring electric

hob with oven under and pull out extractor over, plumbing for washing machine, space for other appliances, vinyl floor covering.

Inner Hall
Coved papered ceiling, loft hatch, doors off to the accommodation, carpet, storage cupboard

Bedroom One
12'1 x 9'6 (3.68m x 2.90m)
Good-sized double bedroom which has a coved papered ceiling, UPVC double-glazed window, fitted wardrobes, and an electric heater.

Bedroom Two
9'7 x 9'4 (2.92m x 2.84m)
A good-sized double bedroom, coved papered ceiling, UPVC double-glazed window, fitted wardrobes, carpet

Shower Room
Coved papered ceiling, obscured UPVC double-glazed window, tiled flooring, complimentary ceramic tiling to the walls, wall heater, extractor, chrome heated towel rail, three-piece white showering suite comprising push-flush WC, sink with chrome mixer taps into a vanity unit, large shower tray with glass screen, wall-mounted shower.

Exterior
Raised patio area with wrought iron railings with step down to the lawn, brick-built shed, further paving around the property, step up to the entrance door and kitchen door.

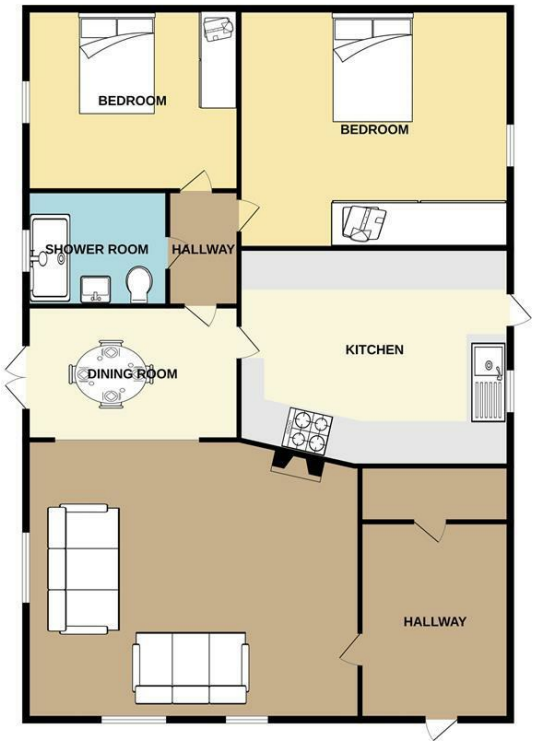
Agents Note
Ground rent- We are advise is £316.59 but this will need confiming with buyers solicitors.








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Mierepresentation 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 intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves 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@**richard**poyntz.**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.