



*14, St James Court Western
Esplanade*



**RICHARD
POYNTZ**

14, St James Court Western Esplanade Canvey Island SS8 0AY

Guide Price £200,000



Nestled in the picturesque St James Court on the Western Esplanade, this stunning two-bedroom first-floor flat offers a delightful coastal living experience on Canvey Island. With a guide price ranging from £200,000 to £225,000, this property is an excellent opportunity for those seeking a charming home by the sea.

Upon entering, you are welcomed by a spacious hallway that features a convenient store cupboard, providing ample storage. The generous lounge is a highlight of the flat, boasting lovely glimpses of the sea, making it an ideal space for relaxation or entertaining guests. The modern fitted kitchen is equipped with a built-in oven, hob, and extractor, ensuring that culinary enthusiasts will feel right at home.

Both bedrooms are well-proportioned doubles, offering comfortable living spaces for residents. The flat also includes a three-piece bathroom, designed for both functionality and style. The property benefits from double glazing and electric heating, ensuring warmth and comfort throughout the year.

Conveniently located, this flat is within easy reach of seafront bus routes, schools, and local shops, making it an ideal choice for families and professionals alike. This property truly must be seen to appreciate its charm and potential. Don't miss the chance to make this delightful flat your new home by the sea.



Communal Hallway

Intercom phone system with entrance door into a communal hallway with stairs to communal landing, wood entrance door giving access to the hallway

Hallway

Coved textured ceiling, loft hatch, doors off to the accommodation and store cupboard, wood laminate flooring.

Lounge

12'7 x 11'7 (3.84m x 3.53m)

Excellent-sized lounge with coved textured ceiling,

two UPVC double-glazed windows to the front elevation with views of the Seawall and the sea, electric heater, wood laminate flooring.

Kitchen

12'7 x 9'7 (3.84m x 2.92m)

Coved textured ceiling, UPVC double glazed window to the front elevation again with views towards the estuary, wall mounted electric heater, tiling to splashback areas, modern gloss units at base and eye level all with chrome handles, square edge worksurfaces over incorporating a four ring

electric hob with extractor over and oven under, plumbing for washing machine, space for upright fridge freezer, tiled effect laminate flooring, space for a small dining room table and chairs.

Bedroom One

11'6 x 9'7 (3.51m x 2.92m)

Excellent-sized double bedroom with a coved textured ceiling, UPVC double-glazed window to the rear elevation, wall-mounted electric heater, carpet

Bedroom Two

10'2 max x 9'7 (3.10m max x 2.92m)

A further good-sized double bedroom with a coved textured ceiling, UPVC double-glazed window to the rear elevation, wall mounted electric heater, carpet

Bathroom

Coved textured ceiling, obscure UPVC double glazed window to the the side elevation, wall mounted electric fan heater, part tiling to walls, vinyl floor covering, modern three piece white suite comprising of a push flush wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps, wall mounted shower over the bath with glass screen

Allocated Parking

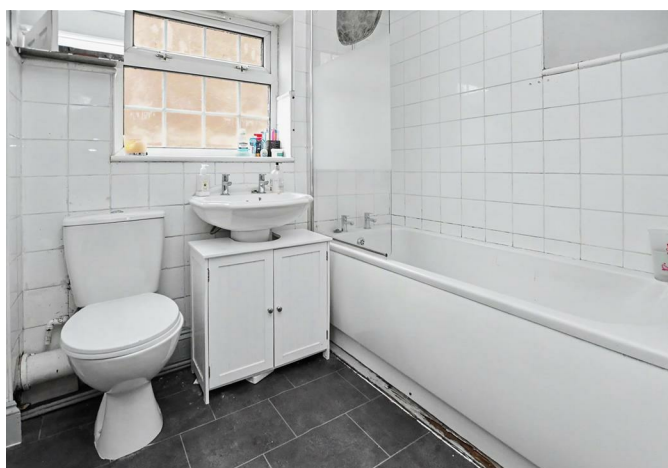
We understand there is allocated parking at the property

Agents Note

Property is Leasehold and lease costing and length can be verified with solicitors in due course but we understand from our client the charges are as follows (approx) • Ground Rent - £30.00 PA

• Buildings Insurance - £864.28 PA

• General Maintenance, Cleaning of the communal areas & the windows - £1,500.00 PA



GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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 floorplan 12/2026

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