



*New St Josephs Close Lionel  
Road*



# New St Josephs Close Lionel Road

## Canvey Island SS8 9DE

£450,000



Looking for a beautiful new home in Canvey Island? Look no further! Richard Poyntz is proud to offer the final four-bedroom property in this stunning new development — and it's nearly ready.

Ideally located close to the town centre, with excellent access to local bus routes, schools, and the seafront, this home offers the perfect mix of convenience and coastal charm.

Built to an exceptional standard, the property boasts a luxurious fully fitted kitchen, high-spec bathroom and ensuite, as well as quality fixtures throughout. Every detail has been carefully considered.

Enjoy the benefits of a garage, off-street parking, and a beautifully landscaped garden — perfect for entertaining or relaxing at the end of the day.

What's more, it comes with a 10-year build warranty, giving you total peace of mind.

Completion is expected this August, so you'll be in just in time for those late summer evenings in your new home.



### Important Information:

Sizes are approximate. A service charge applies for contributions towards the road maintenance. Photographs are of similar properties and may differ from the completed homes. Floor plans are also indicative and subject to change.

**Hall**

**Cloakroom**

### Living/Kitchen/Dining

19'9x12'3 (6.02mx3.73m )

### Kitchen Area

9'7x9' (2.92mx2.74m )

### First Floor Landing

### Bedroom One

13'3x9'6 (4.04mx2.90m )

**Ensuite**

**Bedroom Two**

15'1x9'6 (4.60mx2.90m )

**Bedroom Three**

12'3x9'11 (3.73mx3.02m )

**Bedroom Four**

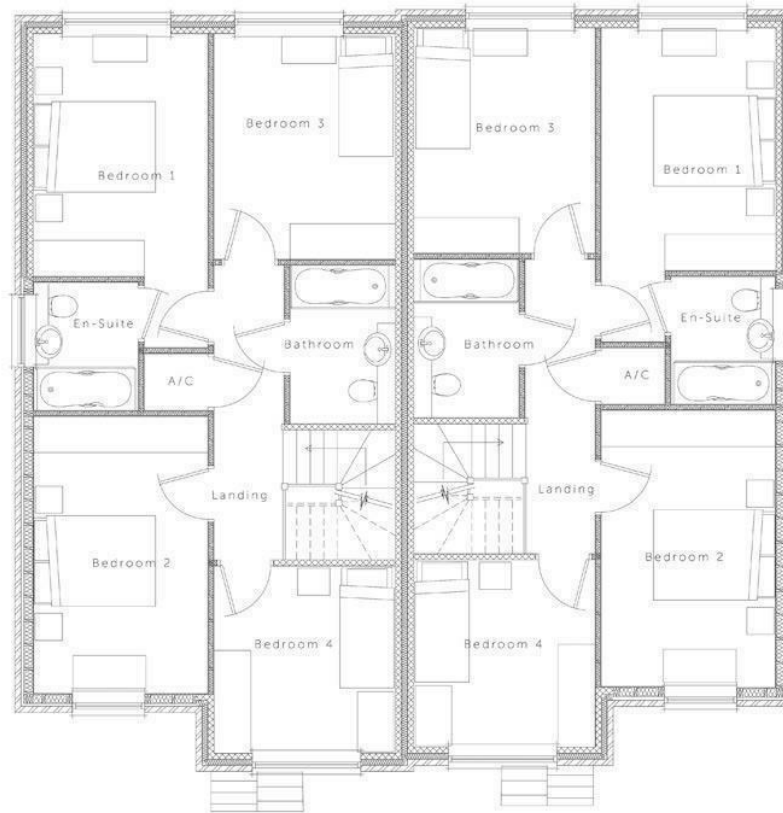
10'2x9'11 (3.10mx3.02m )

**Bathroom**

**Front**

**garden**





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**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.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  
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