



*20 The Riverfront Eastern  
Esplanade*



RICHARD  
POYNTZ



# 20 The Riverfront Eastern Esplanade Canvey Island SS8 7DN

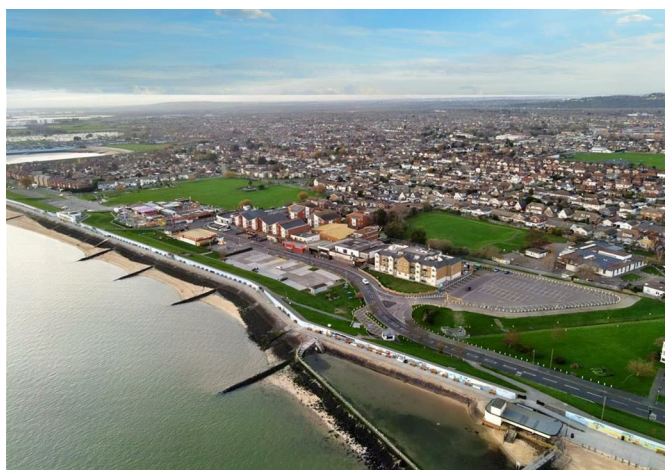
£240,000



This superb two-bedroom first-floor apartment is located at the very front of one of the area's most sought-after developments, enjoying breathtaking panoramic estuary views with glimpses of the sea and the iconic seawall just moments away. The lively seafront, with its shops, restaurants, and amenities, is also only a short stroll.

The block itself is well maintained and benefits from secure gated parking and a video entry system. Inside, the property features a spacious lounge, a modern fitted kitchen with oven, hob, and extractor, plus two double bedrooms. The principal bedroom opens directly onto a private balcony – the perfect place to relax and enjoy the outlook.

The beautifully designed four-piece bathroom suite adds a touch of luxury, while gas-fired heating and double glazing provide comfort throughout



## Communal Hall

Secure video entry system with access into a welcoming communal hall, with stairs and lift service to the apartment.

## Hall

Keyless entrance door opens to a spacious hall, featuring a large storage cupboard housing the meters, radiator, coving to the ceiling, quality wood laminate flooring, and doors leading to the accommodation.

## Lounge

21'11 x 10'10 (6.68m x 3.30m )

Coving to the ceiling, UPVC double-glazed bay window to the front, enjoying views towards the estuary, wood laminate flooring, radiator, and ample space for a dining



table and chairs. The room opens to the kitchen and, being a generous size, enjoys a superb outlook towards the seawall with delightful sea glimpses.

## Kitchen

14'10 x 9'2 (4.52m x 2.79m )

Flat plastered ceiling with tiled splashbacks. The kitchen is fitted with a modern range of high-gloss white units at eye and base level with matching doors, complemented by walnut worktops. Incorporating a black resin sink drainer unit with chrome mixer taps and a filtered tap, an Induction hob with oven beneath and extractor above, plumbing for a washing machine, and space for an upright fridge/freezer. Additional features include wood laminate flooring and a handy blackboard splashback above the sink





### Bedroom One

An excellent double bedroom with coving to the ceiling, UPVC double-glazed French doors opening onto the balcony, a radiator, and wood laminate flooring.

### Balcony

The balcony itself features an enclosed glass screen and decking, offering a delightful vantage point with views across to Kent and the Thames Estuary, with charming sea glimpses.”

### Bedroom Two

14'10 x 9'2 (4.52m x 2.79m )

Another excellent-sized double bedroom with coving to ceiling, UPVC double glazed window enjoying views towards Kent and the Thames Estuary, radiator, and fitted carpet

### Bathroom

Four-piece bathroom suite comprising panelled bath with chrome mixer taps and shower attachment, low-level WC, wash hand basin set within a vanity unit with mixer tap, and separate fitted shower cubicle with chrome fittings and screen. Finished with vinyl floor covering

Charges Snapshot – Riverfront Apartments, Canvey Island

For Flat 20, Riverfront Apartments, Eastern Esplanade, SS8 7DN:

Service Charge: £404.17 (for the period 24th June 2025 – 28th September 2025)

Lease 115 Years

Based on 3.125% of the annual budget (£12,933.50).

Covers maintenance, insurance, and management of communal areas.

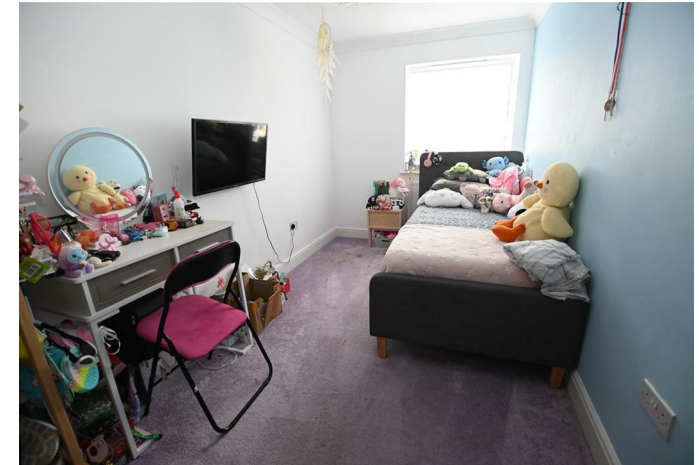
Ground Rent: £260.00

### Lease

Granted in 2015 for 125 Years

ground rent £260 p/a

service charge £404.17 every quarter



## GROUND FLOOR



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