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**RICHARD
POYNTZ**



5 Waters Edge Canvey Island, SS8 0FX Asking Price £260,000



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- ** Attractive Two Bedroom Park Home for residents of 50 years and over
- ** Situated on the popular Sandy Bay Park Home community
- ** Spacious Lounge
- ** Modern Kitchen/Diner with French doors leading onto a balcony area
- ** Master Bedroom Suite with large En-Suite Bathroom
- ** Good-sized second Bedroom
- ** Shower Room
- ** Offered for sale with No Onward Chain
- ** Raised Balcony area
- ** Off Street Parking to two vehicles

Hall



The property is approached via a UPVC entrance door leading to the entrance hall with a radiator and power points, and doors leading to the accommodation.

Lounge 21' x 10' (6.40m x 3.05m)



An elegant room with two UPVC windows to the front and a UPVC double-glazed window to the side elevation, radiator, tv and power points, a feature fireplace with surround with electric fireplace, twin doors leading back to the hall, and part-glazed bi-folding doors providing the option for open plan living and leading to the kitchen/diner.



Kitchen/Diner 22' x 8' (6.71m x 2.44m)



Equally good-sized with two UPVC double-glazed windows to the rear and to the side elevation with matching French doors leading onto the raised balcony, ample space for a dining room table and chairs, a single fitted sink unit inset to a range of rolled edge worksurfaces, light finished units at base and eye level, space for range style cooker with fitted extractor and canopy over, integrated fridge freezer, dishwasher and washer dryer (all to remain), cupboard housing wall mounted boiler and storage, ceramic tiled splash back, power points, double glazed Velux style window to the ceiling, radiator.





Study 7' x 4'3 (2.13m x 1.30m)



Off the main hall, UPVC double-glazed window to the side elevation, fitted desk unit and storage area, radiator and down lighting.

Bedroom One 14'9 x 11'7 (4.50m x 3.53m)



Juliette style UPVC double-glazed French Doors to the rear elevation, further UPVC double-glazed window to the side elevation, radiator, power points, range of fitted wardrobes to one end with a dressing area and make-up table, panelled door leading to the en-suite.



En-Suite 12'7 x 7' (3.84m x 2.13m)



Superb-sized en-suite with two UPVC double-glazed windows to the front elevation, large fully tiled walk inshower with screening, low-level push flush wc, wash hand basin inset to vanity unit below, panelled bath with shower mixer taps, large wall-mounted heated towel rail and downlighting.



Shower Room



Bedroom Two 11' x 8'1 (3.35m x 2.46m)



Obscure double-glazed window to the front elevation, large walk-in fully tiled shower with screening, low-level push flush wc, wash hand basin inset to vanity unit, a heated towel rail, shaver point and radiator.

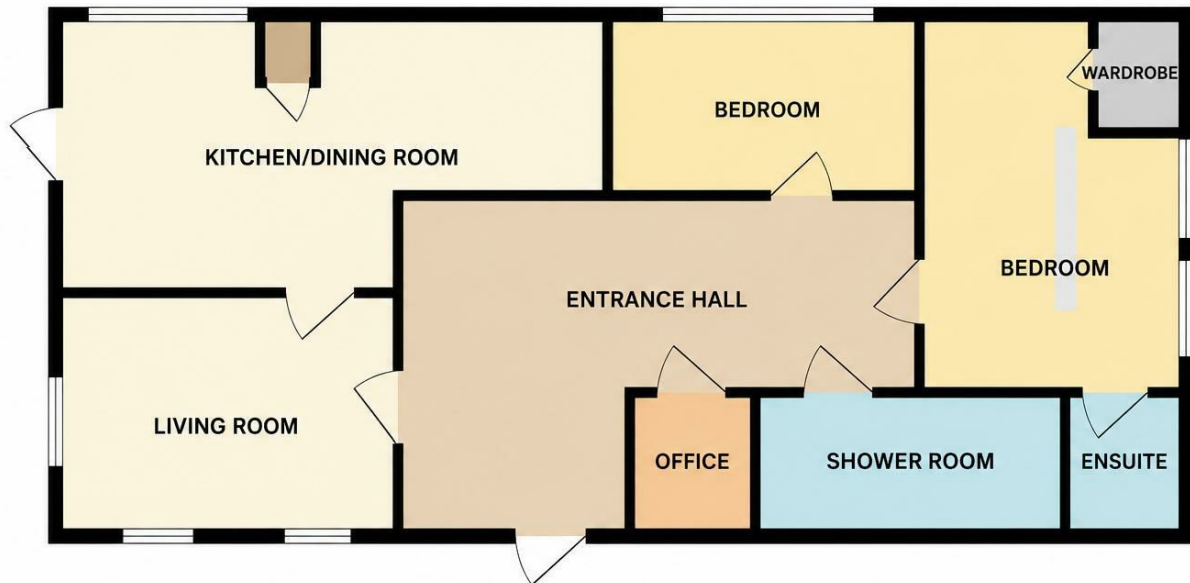
Exterior

As mentioned, previously, the property benefits from a raised balcony to the side and front with glass screening, a step down to the rear to an artificial lawned area and a brick block patio, brick built storage shed, off-street parking to the adjacent side for two vehicles in tandem.

A good-sized double bedroom, UPVC double-glazed window to the rear elevation, radiator, range of fitted wardrobes and storage alcoves, power points



GROUND FLOOR



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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