



*Kings Park - No 371 Creek Road*



**RICHARD  
POYNTZ**

# Kings Park - No 371 Creek Road Canvey Island SS8 8PE

£180,000



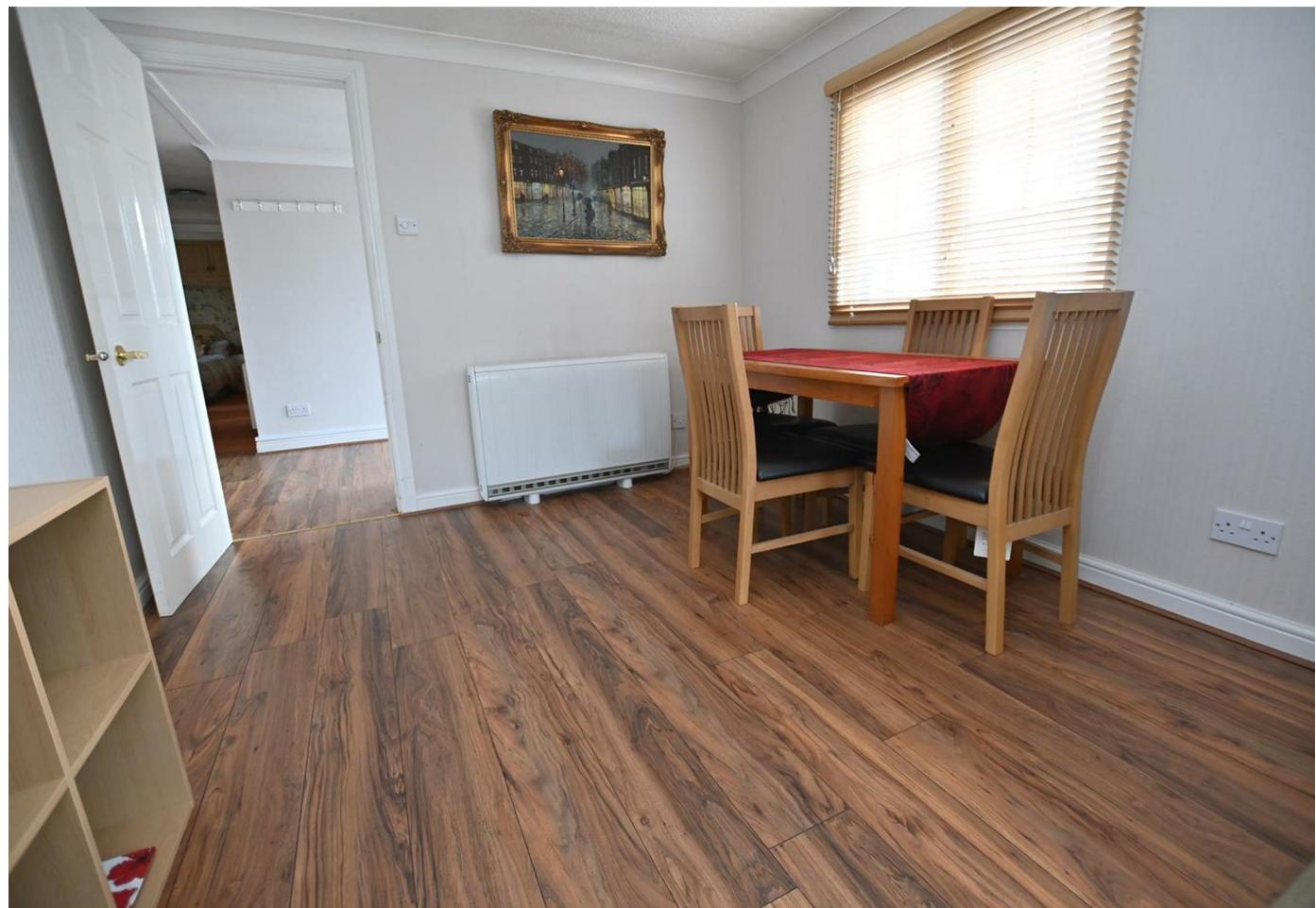
Situated on Creek Road, Canvey Island, this two-bedroom double-unit park home is exclusively for the over-50s, set within a secure and well-maintained residential park.

The development benefits from 24-hour gated security and excellent on-site amenities including a picturesque lake, indoor swimming pool, and a bar and restaurant, ideal for a relaxed lifestyle.

The accommodation is spacious and well planned, comprising a welcoming hallway, generous lounge, dining area, and a modern kitchen diner. There are two well-proportioned bedrooms, with the master featuring an en-suite shower room and dressing room, while the second bedroom offers fitted wardrobes. A modern shower room completes the interior.

Externally, the property enjoys a large raised patio and a brick-built storage shed.

Offered with no onward chain, viewing is highly recommended to appreciate both the home and its setting.



## Hall

UPVC door with obscure patterned coloured insets with window to either side leading to the hallway. Coved and papered ceiling, loft hatch, store cupboard housing water cylinder, part laminate floor and part carpet area. Wallpaper decor, panelled doors off to the accommodation.

## Lounge

19'2x11'3 (5.84mx3.43m )  
Coved and papered ceiling, UPVC double-glazed windows to the side plus UPVC French style doors giving access to raised patio area. Storage heater,



laminate style flooring, fire surround with marble backing.

## Dining Area

9'7x9'5 (2.92mx2.87m )  
Coved and papered ceiling, storage heater, UPVC double-glazed window to the front, serving hatch, archway leading through to the lounge.

## Kitchen / Diner

17'7x9'4 (5.36mx2.84m )  
Excellent size kitchen/diner which has coved and papered ceiling, UPVC double-glazed window to the rear, UPVC obscure half double-glazed door to the rear,

part tiling to some walls, modern white base and eye level units, two glass display cupboards with matching drawers and working surfaces over incorporating 1½ drainer sink with mixer tap, plumbing for washing machine, space for cooker with extractor over, storage heater, laminate style flooring.

#### **Bedroom One**

11'11x9'4 (3.63mx2.84m )

Coved and papered ceiling, UPVC double-glazed window to the front, panel door to dressing room and en-suite. Carpet, storage heater.



#### **Ensuite**

Four piece white suite, coved and papered ceiling with inset spot lights, UPVC obscure double-glazed window to the front, tiling to the walls. Pedestal wash hand basin with chrome taps, low level w/c, double-shower enclosure with glass screen with wall mounted chrome shower.

#### **Dressing Room**

7'7x4'2 (2.31mx1.27m )

Coved and papered ceiling, carpet.

#### **Bedroom Two**

9'10x9'4 (3.00mx2.84m )

Coved and papered ceiling, UPVC double-glazed window to the rear, fitted wardrobes with overhead top boxes plus matching drawer units opposite.

#### **Shower Room**

Three piece white suite, coved to papered ceiling, tiling to the walls, wall mounted heater, obscure double-glazed window. Glass shower enclosure with wall mounted chrome shower, low level w/c, pedestal wash hand basin with chrome taps.

#### **Outside**

To the front is a large raised patio area with wrought iron railing, some shingle to the boundaries, remainder laid to lawn with brick built store area, further laid to lawn area to the rear with various trees.

#### **Agents Note**

We understand from our client that ground rent is £367.45 per month but this can be verified with solicitors in due course.



## GROUND FLOOR



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