



11- St Josephs Close



**RICHARD
POYNTZ**

11- St Josephs Close
Canvey Island
SS8 9GE

£360,000



Situated within an attractive new development just off Lionel Road, conveniently located for Canvey Island town centre, this well-planned scheme offers modern living in a practical setting.

This particular 2-bedroom house has been finished to a high standard throughout. The shaker-style kitchen includes integrated appliances and quality work surfaces, while the contemporary bathroom features modern sanitaryware with clean, stylish finishes. Attention to detail continues with quality internal doors and fittings, creating a smart and consistent feel throughout.

The property also benefits from underfloor heating to the ground floor for added comfort, along with off-street parking.

For peace of mind, the home is supplied with a 10-year new build warranty.

Estimated build completion is scheduled for late summer / early autumn. Please note that final sizes and layouts may vary slightly upon completion.

An excellent opportunity to secure a brand new 2-bedroom home in a convenient and well-connected part of Canvey Island



Hall

Kitchen / Diner / Lounge
18'4" x 14'1" (5.59m x 4.29m)

Utility Room

Cloakroom

Bedroom One
14'1" x 9'10" (4.29m x 3.00m)

Bedroom Two
10'2" x 9'6" (3.10m x 2.90m)

Bathroom

Notes
Please note that layouts, specifications, and property sizes may vary during the course of construction. Images used are for illustrative purposes only and are intended to show the style of kitchens and bathrooms; finishes and layouts may vary.



PLOT 26 - 920 sqft

GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



FIRST FLOOR

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