



R771 Kings Park



**RICHARD
POYNTZ**

R771 Kings Park Canvey Island SS8 8QS

£180,000



Nestled in the sought-after Kings Park on Canvey Island, this delightful two-bedroom double unit park home offers a unique blend of comfort and convenience. The property is situated within a secure, gated community that boasts 24-hour security for the over-50s community, ensuring peace of mind for residents.

As you enter, you are welcomed by a spacious L-shaped lounge diner, perfect for both relaxation and entertaining. The modern fitted kitchen is well-equipped, making meal preparation a pleasure. The home features two generously sized double bedrooms, with the master bedroom benefiting from an en suite bathroom and a dressing room, providing a private retreat. Additionally, there is a separate shower room for guests.

Outside, the property boasts a raised patio area, ideal for enjoying the fresh air and sunshine. A brick-built shed offers extra storage, while the block-paved driveway provides convenient off-road parking. The home is fitted with UPVC double-glazed windows and doors, ensuring energy efficiency and comfort throughout the year, complemented by an electric radiator system for warmth.

Residents of Kings Park can enjoy a range of amenities, including an indoor swimming pool, a picturesque fishing lake, a convenience store, and a bar with a restaurant, all within easy reach. With no onward chain, this property is ready for you to move in and make it your own. This charming park home must be seen to be fully appreciated.



Hallway

UPVC entrance door with obscure double-glazed insets giving access to the hallway, which has a coved papered ceiling, UPVC double-glazed window next to the entrance door, doors off to the accommodation and a store cupboard, wood flooring, radiator

'L' Shaped Lounge/Diner

19'3 x 17' maximum measurement (5.87m x 5.18m maximum measurement)

Excellent-sized lounge/diner with coved papered ceiling, four UPVC double-glazed windows, two of which are bay windows, radiators, feature fire surround with electric

fire, wood flooring, ample room for table and chairs, Air conditioning unit, door to the kitchen.

Kitchen

13'10 x 9'3 (4.22m x 2.82m)

Coved papered ceiling, UPVC double-glazed window plus UPVC double-glazed stable style door, tiling to splashback areas, electric heater, units at base and eye level with matching drawers and roll top work surfaces over, incorporating one and a quarter ceramic sink and drainer with chrome mixer tap, space for cooker with extractor over, space for other appliances, plumbing for washing machine,

Bedroom One

9'4 x 9'3 (2.84m x 2.82m)

A good-sized double bedroom which has a coved papered ceiling, UPVC double-glazed window, radiator, wood flooring, door to dressing room, and to the en-suite

En-Suite

Coved papered ceiling, obscure UPVC double-glazed window, tiling to walls, electric heater, sink with chrome mixer taps into a large 'L'-shaped vanity unit which incorporates a push-flush WC.

Dressing Room/Walk in Wardrobe

5'7 x 4'2 (1.70m x 1.27m)

Coved papered ceiling, electric heater, fuse box, wood flooring



Bedroom Two

9'11 x 9'4 (3.02m x 2.84m)

A further good-sized bedroom with a coved papered ceiling, UPVC double-glazed window, radiator, fitted wardrobe with top boxes and matching dresser drawers, carpet.

Shower Room

Coved papered ceiling, obscure UPVC double-glazed window, tiling and waterproof panelling to walls, radiator, vinyl floor covering, modern three-piece white suite comprising sink with chrome mixer taps into a vanity unit which extends the full width of the wall and also incorporates a push-flush WC, shower tray with glass screen, wall-mounted shower.



Exterior

Outside gardens have a raised paved patio area with a wrought iron fence, steps down to a further paved area and lawn, and a brick-built shed. There is also a block-paved driveway providing off-street parking

Agents Note

We understand the Ground Rent is approximately £325.00 per month - this will have to be verified with your legal representative in due course



GROUND FLOOR



SS8 8PE

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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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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