



32 Beveland Road



32 Beveland Road Canvey Island SS8 7QU

£530,000



Occupying one of Canvey Island's most sought-after locations, this striking bespoke reverse-plan residence enjoys a prime position facing the seawall, with breathtaking views stretching across the estuary towards the Southend skyline and the world-famous pier in the distance.

Designed to maximise both the stunning outlook and the generous living space, this unique family home offers exceptionally spacious accommodation arranged over split levels, perfectly suited for modern family living. The impressive first-floor lounge is undoubtedly one of the home's standout features, enhanced by vaulted ceilings and large windows that flood the room with natural light while perfectly framing the far-reaching views.

From the moment you enter, the property creates an immediate sense of scale and individuality, with a grand reception hall and high ceilings providing a wonderful feeling of space throughout. The well-planned layout offers versatile accommodation including multiple bedrooms, spacious living areas and a large kitchen/breakfast room ideal for entertaining and family gatherings.

Externally, the property benefits from ample parking, an integral garage and private gardens, all complementing this substantial and distinctive home. Rarely does a property of such individual design, size and enviable position come to the market, making this an outstanding opportunity to acquire a truly one-of-a-kind coastal residence



Porch

Glazed entrance door leading to enclosed porch with further door opening into the entrance hall.

Large Hall

11'4 x 9'2 (3.45m x 2.79m)

Impressive and spacious entrance hall with high vaulted ceiling, fitted carpet, radiator and feature full height glazed frontage providing excellent natural light. Stairs to the first floor with doors leading to the ground floor bedrooms, bathroom, kitchen/breakfast room and integral garage.

Inner Hall

Storage cupboard and doors to the bedrooms and the bathroom

Kitchen / Breakfast Room

21'7 x 10'6 (6.58m x 3.20m)

Spacious kitchen/breakfast room fitted with an extensive range of

oak fronted wall and base units with tiled work surfaces incorporating inset hob with extractor hood above, built-in double oven, integrated dishwasher and inset sink unit. Matching central breakfast bar together with ample space for dining table and chairs makes the room ideal for family use and entertaining. Further features include tiled flooring, radiator, double-glazed patio doors opening onto the rear garden and an additional rear-facing window providing plenty of natural light.

Utility Room

7'08 x 6 (2.34m x 1.83m)

Utility room with work surface incorporating inset sink unit, storage cupboard below, tiled flooring and airing cupboard. Double glazed door and window to the rear providing natural light and access to the garden

Ground Floor Bedrom Five

12 x 7'08 (3.66m x 2.34m)

with double glazed windows, fitted carpets and radiators

Ground Floor Bedroom Four

12 x 7'7 (3.66m x 2.31m)

with double glazed windows, fitted carpets and radiators

Ground Floor Bathroom**Garage**

14'4 16'02 (4.37m 4.93m)

First Floor Lounge

27'05 x 14'9 (8.36m x 4.50m)

Large lounge with fitted carpet and vaulted sloping ceiling creating a bright and spacious feel throughout. A wide picture window to the front provides excellent natural light together with attractive open views across the greensward towards the seawall, Thames Estuary and Southend Pier in the distance. The room also benefits from additional side windows, radiators, track lighting and a fitted bar area, making it an ideal entertaining space.

Main Bedroom (First Floor)

15'11 x 12'02 (4.85m x 3.71m)

Good size main bedroom with fitted wardrobes, double glazed window, fitted carpet, radiator and access to en-suite shower room.

Ensuite

En-suite shower room comprising shower cubicle, low level w.c., pedestal wash hand basin, tiled walls and flooring together with obscure double glazed window to the side.

Bedroom Two (First Floor)

10'10 x 8'1 (3.30m x 2.46m)

with double glazed windows, fitted carpets and radiators

Bedroom Three (First Floor)

10'10 x 5'11 (3.30m x 1.80m)

with double glazed windows, fitted carpets and radiators

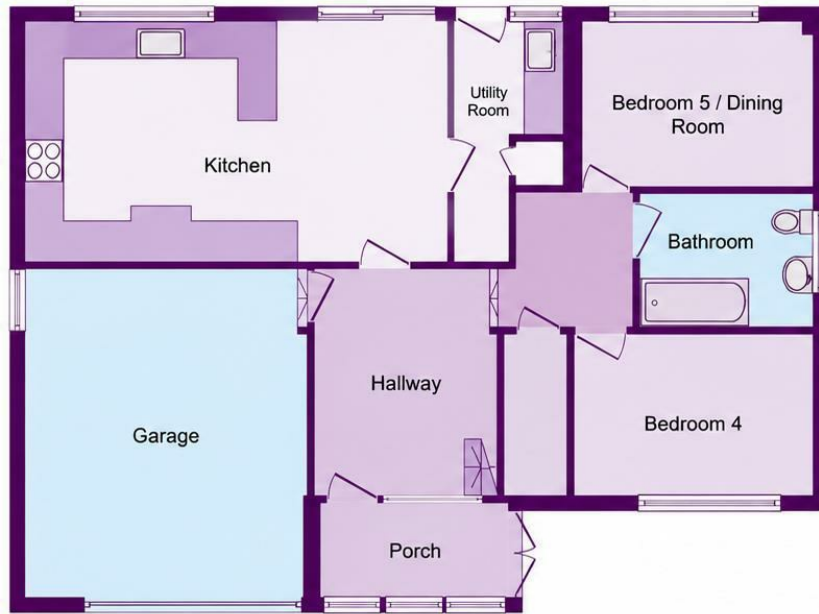
Front

Attractive and individually designed detached residence occupying a generous plot with lawned frontage, driveway providing off street parking and access to the integral garage. The property features large front windows and distinctive contemporary styling, positioned within a sought after location close to the seawall

Garden

Rear garden commencing with a paved patio area with remainder laid to lawn, enclosed by fencing with side access to the front. Double glazed patio doors provide access into the kitchen/breakfast room with mature shrubs and borders adding to the outside space.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



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
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

