



*10d. Southwick Road*



**RICHARD  
POYNTZ**

# 10d. Southwick Road Canvey Island Essex SS8 0EP

Offers In Excess Of £325,000



Nestled on Southwick Road in the charming Canvey Island, this exquisite two-bedroom link-detached bungalow offers a perfect blend of modern living and coastal convenience. Just a short stroll from the picturesque Canvey seafront and the vibrant Jones Corner, residents will find schools and shops within easy reach, making this location ideal for families and individuals alike.

Upon entering via a spacious porch, you are greeted by a stunning open-plan lounge and kitchen area, designed to create a warm and inviting atmosphere. The space is perfect for entertaining guests or enjoying quiet evenings at home. The bungalow boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The beautifully appointed shower room adds a touch of luxury to your daily routine.

The property features a well-maintained lawned rear garden, complete with ramp access, ensuring ease of movement for all. Additionally, the front entrance is accessible via a ramp, enhancing the property's appeal for those seeking convenience. The bungalow is equipped underfloor heating, ensuring comfort throughout the seasons. UPVC double glazing and a composite entrance door further enhance the property's energy efficiency and security.

With its impressive features and prime location, this bungalow is a rare find on Canvey Island. Whether you are looking for a peaceful retreat or a vibrant community lifestyle, this property is sure to meet your needs. Don't miss the opportunity to make this stunning bungalow your new home.



## Porch

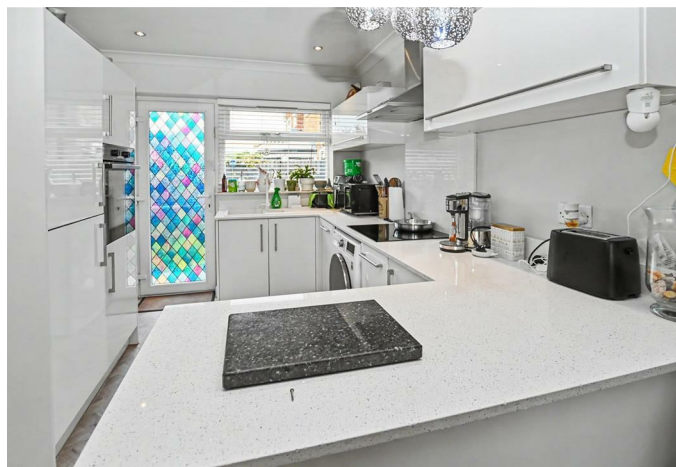
UPVC fitted double-glazed door at the side into the entrance porch, with an obscure floor-to-ceiling double-glazed window to the front elevation. Door opening directly into the lounge/kitchen

## Lounge/Kitchen

22'1x13'11 reducing to 10'11 (6.73mx4.24m reducing to 3.33m)

A spacious and open-plan through room defined lounge area and kitchen area, vinyl flooring within the kitchen area and carpet in the lounge, UPVC double-glazed windows to the front and rear elevations, UPVC

double-glazed door opening onto the garden, coved to flat plastered ceiling with inset spotlights, underfloor heating. An extensive range of white gloss units and drawers at base level with quartz work surfaces to three areas and the breakfast bar area, inset four-ring gas hob, units incorporating the oven which is at eye level, inset 1¼ stainless steel drainer sink and integral fridge/freezer, slimline integral dishwasher fitted and to remain; there is also plumbing for a washing machine. Matching units at eye level with stainless steel extractor directly over the hob. White panelled door opening into an inner hall



### Inner Hall

White panel doors connecting to the two bedrooms and shower room plus storage cupboard.

### Bedroom One

10'5x8'10 (3.18mx2.69m)

A good-size double bedroom carpet with underfloor heating, coved to flat plastered ceiling, access to the loft. UPVC double-glazed window to the rear elevation.

### Bedroom Two

11'4x8'10 (3.45mx2.69m )

Again, a double-size bedroom, double-glazed window to the front elevation, vinyl flooring with underfloor heating

### Shower Room

Beautifully presented and recently installed with laminate flooring with underfloor heating, low-level w/c with push-flush, and work surface over, large glass-panelled shower cubicle with slate tiling to the splashback areas and dual shower. White vanity unit with wash hand basin again with slate-style splashback areas, obscure double-glazed window to the rear elevation.

### Front Garden

Ample off-street parking with imprint concrete driveway ramp to entrance door.

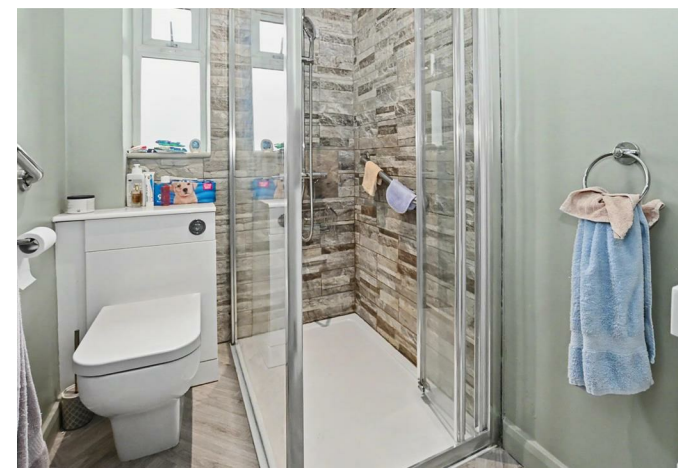
### Rear Garden

Fenced to the boundaries and wider-than-average ramp to mainly laid to lawn garden, side access via gate; external tap; various bedded areas for plants. Access to the garage

### Garage

16'10 in length (5.13m in length)

Up-and-over door; UPVC double-glazed door and window to the rear elevation; power and light; plumbing for washing machine.





TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

**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](mailto: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.

