



21.. Park Road



21.. Park Road Canvey Island SS8 7PT

£780,000



Built to the highest of specifications, this striking eco-style contemporary home offers exceptional accommodation finished to an impressive standard throughout. Designed with modern living firmly in mind, the property combines cutting-edge technology with strong architectural presence and generous proportions.

The accommodation features underfloor heating to both floors, complemented by high vaulted ceilings to the first-floor bedroom and landing, creating a wonderful sense of space and light. At the heart of the home is a stunning open-plan kitchen/family room, fitted with high-end appliances and designed for both everyday living and entertaining. A principal lounge is positioned to the front, providing a more formal living space.

The main bedroom is particularly impressive, offering excellent proportions and direct access to a large balcony with open views across the park, Canvey football pitch and towards the seawall. There is also an en-suite to the second bedroom, a modern family bathroom, and a useful ground-floor shower room. Additional practical features include a utility room and a striking steel contemporary staircase.

The property benefits from an array of high-quality features including automatically closing Velux windows activated by rain sensors, a high-end fire extinguishing system, and thoughtful eco-design elements throughout.



Entrance Hallway

13'09 x 6'09 (4.19m x 2.06m)

A welcoming and well-proportioned entrance hall sets the tone for the rest of the home. Finished with the same attractive herringbone-style flooring, the space feels light, modern and well connected.

A striking open-tread staircase rises to the first floor, complemented by contemporary balustrading which allows light to flow freely through the space while adding a real design feature. Doors lead through to the main living accommodation, with clean lines, neutral finishes and recessed lighting creating a calm and practical first impression.

Lounge

20'06 x 11'02 (6.25m x 3.40m)

A generously sized lounge with a large double-glazed window to the front, allowing plenty of natural light.

Open-plan kitchen and family room

21'09 x 18'8 (6.63m x 5.69m)

A superb open-plan kitchen and family room, designed very much for modern living while keeping a sensible, timeless layout that simply works. The room features an attractive herringbone-style floor and recessed ceiling lighting, creating a bright, welcoming space for both everyday life and entertaining.

The kitchen is fitted with contemporary units complemented by a central island, providing excellent preparation space and a natural hub for family and guests alike. Worktop finishes are to be confirmed. Integrated appliances include a built-in oven, a dual microwave, a fridge, a freezer, and a dishwasher, ensuring both practicality and a clean, uncluttered appearance.

Bi-folding doors open to the rear, flooding the room with natural light and providing seamless access to the garden—ideal for warmer months and family gatherings. There is also direct access to the utility room, keeping the hardworking essentials neatly tucked away where they belong.

In short: a proper family space—room

Utility Room

7'07 x 6'09 (2.31m x 2.06m)

Double-glazed door to the rear leading to the garden, with internal access to the shower room. Fitted base units with work surfaces to follow.

Ground Floor Shower Room

A modern ground floor shower room finished in contemporary tiling, providing a practical addition to the accommodation. The room is fitted with a walk-in shower with glass screen, low-level WC and a wall-mounted vanity unit with inset wash basin.



Additional features include a heated towel rail and a window providing natural light and ventilation. Clean, functional and sensibly laid out—ideal for guests or everyday use without anyone having to head upstairs.

Landing

20'03 x 5'10 (6.17m x 1.78m)

A bright and well-proportioned first floor landing featuring a high ceiling which adds to the sense of space and light. A Velux roof window with automatic rain sensor provides excellent natural daylight and closes automatically in wet weather, offering both convenience and peace of mind.

The landing gives access to the principal bedroom and further accommodation, with clean, neutral finishes continuing the modern and practical feel throughout. A simple, well-designed space that works properly and avoids any sense of confinement.

Principal Bedroom

20'03 r 16'02 x 14'8 (6.17m r 4.93m x 4.47m)

A spacious and well-presented principal bedroom featuring a vaulted ceiling and Velux roof windows, which are fitted with automatic rain sensors. The room enjoys excellent natural light throughout the day.

Glazed doors provide direct access to the covered balcony, taking advantage of the open aspect to the front, while there is also direct access to the en-suite shower room, creating a practical and well-planned main bedroom suite.

A comfortable and well-proportioned room, combining modern features with a pleasant outlook.

Balcony

A standout feature of the property, this covered balcony is finished with attractive timber cladding and enjoys open, far-reaching views across open fields, the football pitch and towards the seawall, providing a wonderful sense of space and outlook.

Designed to be genuinely usable rather than just something to look at, the balcony benefits from external power points, making it ideal for lighting, heating or simply setting up a proper seating area. With its sheltered position and elevated aspect, it offers a superb spot to relax, entertain or keep an eye on the match—without having to stand on the touchline.

A practical, well-thought-out addition that adds real lifestyle value and makes the most of the property's enviable setting.

Ensuite

Shower Room / Bathroom – Comprising a panelled bath with mixer tap, separate shower enclosure, low-level WC and wash hand basin. Tiled walls and flooring, with a double-glazed window to the front providing natural light.

Solid, sensible, and

Bedroom Two

16'05 x 9'03 (5.00m x 2.82m)

A good-sized double bedroom featuring a double-glazed window to the rear, providing ample natural light.

Ensuite

Comprising a fully tiled shower enclosure with electric shower, low-level WC and vanity wash hand basin. Tiled walls and flooring, finished in a modern, neutral style.

Bedroom Three

16'04 r 14'8 x 9ft (4.98m r 4.47m x 2.74mft)

A good-sized double bedroom featuring a double-glazed window to the rear, providing ample natural light.

Bedroom Four

13'11 x 10' (4.24m x 3.05m)

A good-sized double bedroom featuring a double-glazed window to the rear, providing ample natural light.

Bathroom

9'11 x 6'01 (3.02m x 1.85m)

—A modern, well-appointed bathroom comprising a panelled bath with mixer tap, separate fully tiled shower enclosure, low-level WC and vanity wash hand basin. Tiled walls and flooring, heated chrome towel radiator and a double-glazed window to the front providing natural light.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2025

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.

