



2 Beachway



**RICHARD
POYNTZ**

2 Beachway Canvey Island Essex SS8 0BD

£350,000



Character Three Bedroom Detached Bungalow – No Onward Chain

A charming timber rough-cast character three-bedroom detached bungalow, offered with no onward chain, situated in one of Canvey Island's most sought-after locations, just a very short walk from the seafront.

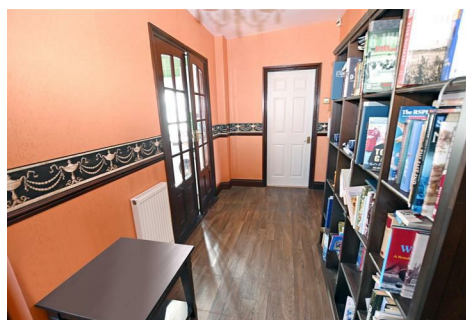
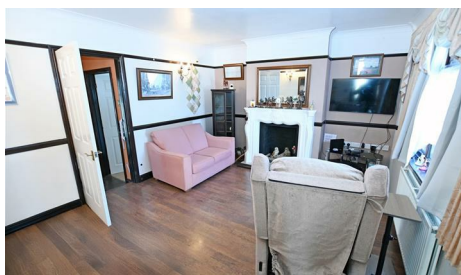
The property offers well-proportioned accommodation, including an entrance hall, a lounge to the front with a feature fireplace, and a fitted kitchen to the rear. There is also a separate dining room with a Study area, providing excellent space for entertaining.

Further accommodation comprises three bedrooms, with a modern shower room completing the internal layout.

Externally, the property enjoys wrap-around rear gardens, featuring a raised decked area, artificial lawn, and patio areas, creating an ideal low-maintenance outdoor space.

Additional benefits include off-street parking with twin driveways.

A wonderful opportunity to acquire a character bungalow in a prime seafront location.



Hall

Approached via uPVC double glazed side entrance door, radiator, dado and picture rails, flat plastered ceiling with access to loft space, access to meters, and panelled doors leading to the accommodation.

Lounge

13 x 12'1 (3.96m x 3.68m)
UPVC double glazed leaded light window to the front, radiator, laminate flooring, picture and dado rails, coving to flat plastered ceiling

Dining Room

15'5x8'8 (4.70mx2.64m)
Obscure window to the side, double glazed window overlooking the garden, radiator, dado rail, and beams to ceiling, open plan to study area

Study Area

10 x 6 (3.05m x 1.83m)
Flat plastered ceiling, radiator

Kitchen

10'2 8'10 (3.10m 2.69m)
UPVC double-glazed door to the rear, glazed

window to the side, one and a quarter bowl sink with drainer set into a range of rolled edge work surfaces to three sides with units at base and eye level, matching tiled splashbacks, space for cooker, washing machine and further appliances, flat plastered ceiling, and wall-mounted Vaillant boiler.

Bedroom One

12 x 12 (3.66m x 3.66m)

UPVC double glazed leaded light window to the front elevation, window to the side, radiator, range of fitted wardrobes and drawers to three walls, coving to flat plastered ceiling.

Bedroom Two

12 x 8 (3.66m x 2.44m)

Double Glaed window to the side rad , coving to ceiling picture rail

Bedroom Three

7'7 x 7'7 (2.31m x 2.31m)

With double glazed window to the side, radiator and storage unit to one wall.

Shower Room

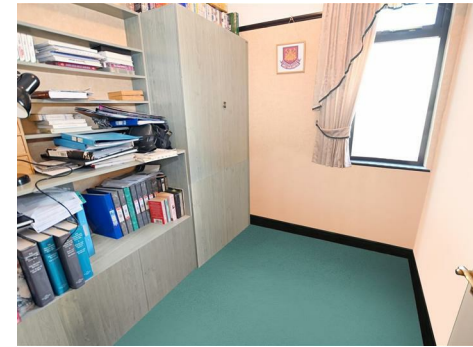
Obscure double glazed window to the rear, low level WC with push flush, pedestal wash hand basin, screened shower, extractor fan, tiling to walls and floor, and radiator.

Front

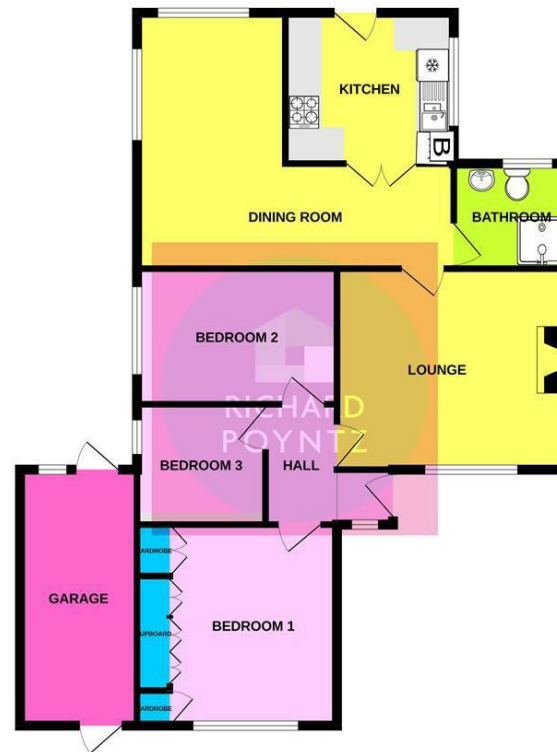
A mixture of paved patio and shingle areas with established shrubbery to the front, twin driveways providing off-street parking, and potential to create an in-and-out driveway if require

Garden

East facing, with raised decked seating area and artificial lawn, extending to either side of the property with established shrub borders. There is a paved patio area to one side and a block paved patio to the other, leading to a store measuring approximately 16'0 x 7'6 with power, lighting and outside tap connected.



GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.
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.
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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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