

The River Front Eastern Esplanade

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Canvey Island
Essex
SS8 7DN

£1,500 Per Month

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Two-bedroom seafront apartment with balcony, lift and gated parking
Set in a development directly on the seafront, this spacious first-floor apartment offers two good-sized bedrooms, a private balcony and gated residents' parking. Built in 2015 by a respected local builder, the development benefits from a video entry system and lift and stair access to the first floor.

A generous entrance hall leads to a bright open-plan lounge and kitchen. The lounge features a bay window with views across the school playing fields towards Hadleigh Downs, while the modern white gloss kitchen is fitted with an oven, hob and extractor.

Both bedrooms are well proportioned, and the main bedroom has uPVC double-glazed French doors opening onto the private balcony. A modern bathroom with a three-piece suite completes the accommodation.

Tenancy deposit
The deposit is equivalent to five weeks' rent and will be protected with the Deposit Protection Service (DPS). Richard Poyntz & Co are members of ARLA Propertymark.

Viewing is highly recommended. Please contact our office to arrange an appointment.





Entrance
Entrance by communal entrance door via Audio and Video phone entrance system, leading to communal hallways and stairwells and lift providing access to the first floor, with personal door leading to apartments.

Hall
Radiator, coved to flat plastered ceiling, power points, double doors to utility/storage cupboard with panel doors off to the accommodation.

Lounge
20 x 10'8 (6.10m x 3.25m)
A superb sized room with feature UPVC double glazed square bay window to the rear, with views towards school playing fields and with Hadleigh downs in the distance, radiators, coved and flat plastered ceiling, TV and power points.

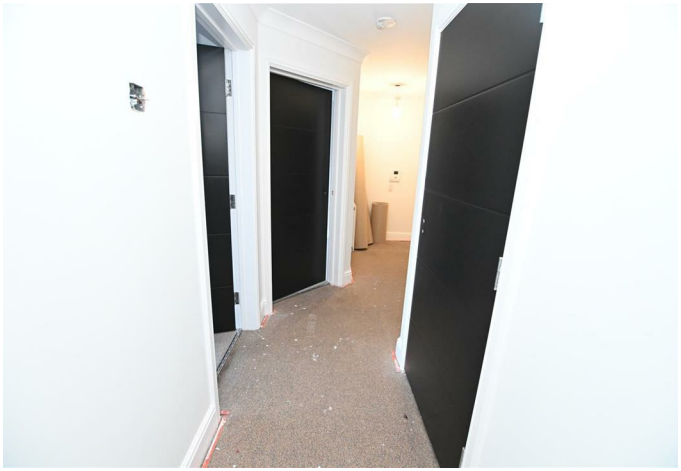
Kitchen
10'7 x 5'8 (3.23m x 1.73m)
A modern open-plan kitchen fitted with a range of base and eye-level units, complemented by rolled-edge work surfaces. Features include an inset stainless steel single-drainer sink, an inset hob with an extractor canopy over, space for a washing machine and a concealed wall-mounted boiler.

Bedroom One
16'3 x 9'2 (4.95m x 2.79m)
Coved and flat plastered ceiling, TV and power points, radiator, UPVC double glazed french doors leading to decked Balcony seating area, with glass safety screening with similar views as to the lounge

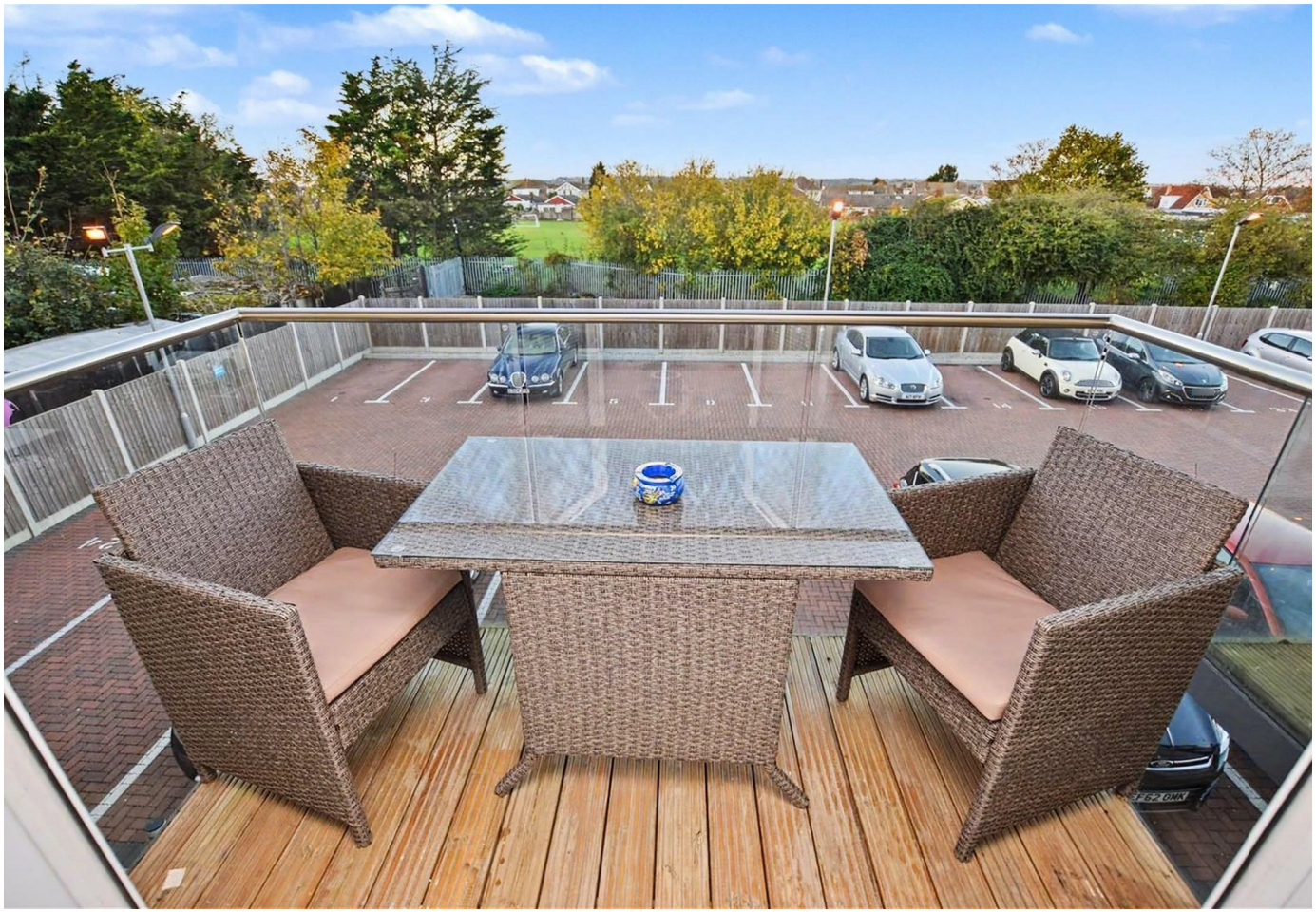
Bedroom Two
13'8 x 7'3 (4.17m x 2.21m)
UPVC double glazed window to the rear, similar views as to the lounge, coved and flat plastered ceiling.

Bathroom
Push flush W/C, pedestal wash hand basin, paneled bath fitted shower over and screening, radiator, ceramic tiled splash backs.

Exterior
Secure allocated parking to the rear for one vehicle. Surrounding lawned gardens to the front and brick retaining wall.









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