



*28 Thorney Bay Road*



# 28 Thorney Bay Road Canvey Island Essex SS8 0HQ

£350,000



A superbly located three/four bedroom detached chalet-style home just moments from Canvey's seafront, offered with the huge advantage of no onward chain.

This well-presented property offers flexible and spacious accommodation, starting with an inviting entrance hall leading to a bright and generously sized front lounge. To the rear, you'll find a modern fitted kitchen, perfectly positioned overlooking the garden.

A real bonus is the versatile ground floor bedroom four/dining room, complete with double glazed French doors opening straight onto the rear garden—ideal for entertaining or multi-generational living.

Upstairs, there are three well-proportioned bedrooms, with the master benefiting from its own ensuite, alongside a neatly presented three-piece family bathroom.

Outside, the property continues to impress with a good-sized lawned rear garden, while the front provides off-street parking for up to three vehicles.

A fantastic opportunity to secure a well-located, chain-free home with flexible living space—early viewing strongly advised.



## Hall

Side UPVC entrance door with obscure double glazed panels leading to the entrance hall. Obscure double glazed window to the side, radiator, stairs connecting to the first floor with storage area below, textured ceiling, power points and panel doors off to the accommodation

## Lounge

17'9x12'1 (5.41m x 3.68m)

UPVC double glazed window to the front and side elevations, radiator, TV and power points, telephone point, wall mounted electric fire, coved to flat plastered ceiling.

## Kitchen

12'x10' (3.66m x 3.05m)

UPVC double glazed window overlooking the rear garden, stainless steel 1¼ sink inset to a range of rolled edge work surfaces with light finished wood effect units at base and eye-level, larder style cupboard, space for range style cooker, plumbing and space for washing machine, further domestic appliance space and breakfast bar area, textured ceiling, TV and power points, concealed wall mounted boiler.

### **Ground Floor Fourth Bedroom/Dining Room**

10'6x7'6 (3.20mx2.29m)

UPVC double glazed French doors leading directly onto the rear garden, laminate wood flooring, radiator, TV and power points, textured ceiling.

### **First Floor Landing**

Textured ceiling with access to loft via hatch and panel doors off to the accommodation.

### **Bedroom One**

12'8x12'2 max (3.86mx3.71m max)

UPVC double glazed window to the front, radiator, double doors providing access to a walk-in style wardrobe, further storage cupboard, textured ceiling, TV and power points.

### **En-Suite**

Obscure double glazed window to the side. A modern white suite comprising of low-level push flush w/c, pedestal wash hand basin, fully tiled shower with screening, radiator, ceramic tiling to the balance of walls.

### **Bedroom Two**

13'3x8'7 max (4.04mx2.62m max )

UPVC double glazed window to the rear, radiator, power points, textured ceiling, TV point.

### **Bedroom Three**

9'9x9' (2.97mx2.74m)

UPVC double glazed window to the rear elevation, radiator, TV and power points, textured ceiling.

### **Bathroom**

Obscure double glazed window to the side elevation. A modern white suite comprising of low-level flush w/c, pedestal wash hand basin, panelled bath with ceramic tiled splashbacks, textured ceiling, radiator.

### **Front Garden**

Mainly laid to lawn with established shrubbery to the side and brick retaining wall to the front. Concrete hard standing driveway to the side providing off-street parking in our opinion for a minimum of three vehicles.

### **Rear Garden**

To the rear of the property extends a good size garden commencing with a patio style area with the remainder being laid to lawn, fencing to the boundaries, timber shed to one side, side access via pathway and gate.





Whilst every attempt has been made to ensure the accuracy of the description 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 Interoops ©2019

**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.

