

Eastern Esplanade, Canvey Island, Essex, SS8 7HY

3 bed end terrace town house / Price £425,000 / t. 01702 555888



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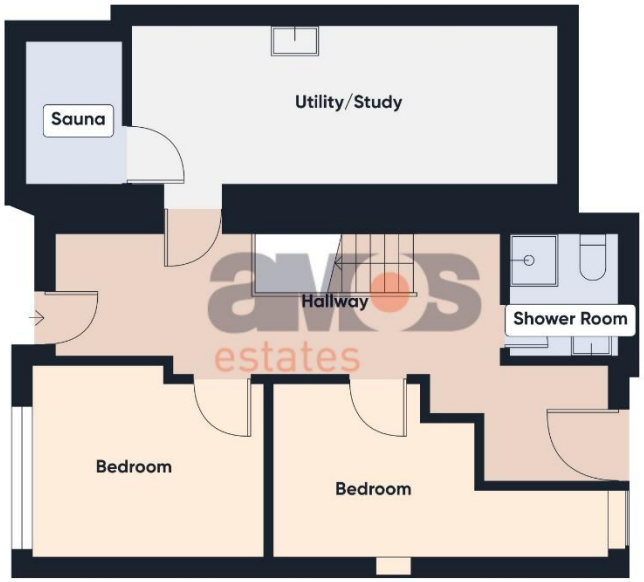
A truly unique three bedroom end of terrace family home, occupying an enviable seafront position and enjoying beautiful views across the Thames Estuary. Arranged over three floors, this exceptional property offers spacious, versatile and well appointed accommodation, including a stunning open plan lounge/kitchen/diner, generous sized bedrooms, a dressing room and en-suite to the master bedroom, further family bathroom and a separate W.C. Further benefits include a utility room/study and a bespoke sauna room.

Externally, the property boasts generous front and rear gardens, both offering off street parking for multiple vehicles.

Ideally positioned in one of Canvey Island's most desirable locations, the property is within easy reach of the seafront, local shops, everyday amenities and Canvey Town Centre. Benfleet railway station, providing direct rail services into London Fenchurch Street, is also just a short drive away.

An exceptional home in a truly enviable location – early viewing is highly recommended to fully appreciate all that this unique property has to offer.

A space to call home.



Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



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Approximate total area(1)

1366 ft²

126.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

\ Unique Three Bedroom End Terraced Family Home

\ Beautiful Views Towards The Thames Estuary

\ Set Over Three Floors

\ Spacious & Versatile Accommodation

\ Large Open Plan Lounge/Kitchen/Diner

\ Dressing Room & En-Suite To Master

\ Family Bathroom & Further W.C

\ Utility Room/Study

\ Sauna

\ Good Size Front & Rear Gardens

\ Off Street Parking For Numerous Vehicles

\ Sought After Seafront Location

\ Easy Access To Benfleet Station

\ EPC Rating – tbc

\ Council Tax Band - C

Composite entrance door with obscure glazed inset opening to entrance hall.

**Entrance Hall **
Laminate flooring, smooth plastered ceiling, radiator, understairs storage cupboard, composite door with glazed insert leading to garden, cupboard housing Potterton combination boiler, carpeted stairs with hand rail leading to first floor, doors to accommodation off.

**Ground Floor Bedroom 10’6 x 8’3 **
Fitted carpet, smooth plastered walls and ceiling, uPVC obscure double glazed windows, double cupboard housing consumer unit and gas meter, power points.

**Ground Floor Bedroom/Office 9’3 x 8’2 **
uPVC double glazed obscure, smooth plastered walls and ceiling, power points, radiator.

**Ground Floor Shower Room 5’5 x 5’2 **
Three piece suite comprising shower cubicle with shower above, pedestal wash basin with chrome mixer tap and tiled splashback, low level push button WC, chrome heated towel radiator, laminate flooring, smooth plastered ceiling.

**Utility/Office 19’9 x 7’10 **
Pine worktop with space under to accommodate space and plumbing for a washing machine, tumble dryer, fridge/freezer, laminate flooring, uPVC double glazed, smooth plastered ceiling, door to sauna.

**Sauna 6’10 x 4’9 **
An excellent feature is this fully fitted sauna room with seating.

**First Floor Landing **
Fitted carpet, smooth plastered ceiling, two radiators, obscure glazed window to side, doors to accommodation off, stairs to second floor.





Bedroom One 14’8 x 9’3 \
Fitted carpet, smooth plastered ceiling, power points, uPVC double glazed window, radiator, door to en-suite.

En-Suite \
White jacuzzi panelled bath with chrome mixer taps and shower inset, walk-in shower with drench style shower head above, obscure double glazed window, extractor, fitted carpet, radiator, decorative panelling to walls, corner wash hand basin with chrome mixer tap.

Dressing Room 12’ x 5’10 \
Fitted carpet, radiator, ample clothes rails/storage facilities, inset spotlights.

WC 5’5 x 3’10 \
Low level push button WC, vinyl flooring, smooth plastered ceiling with inset spotlights, pedestal wash basin with chrome mixer tap and tiled splashback, chrome heated towel radiator, obscure double glazed window.

Second Floor Landing \
Fitted carpet, radiator, smooth plastered ceiling.

Open Plan Lounge/Diner/Kitchen 27’6 x 15’5 \
Comprising square edge worktops with inset double sink with chrome mixer tap, space for fridge freezer, dishwasher, Range style cooker, white high gloss eye and base level units, radiator, uPVC double glazed window, obscure uPVC double glazed window to side, inset spotlights, smooth plastered ceiling, uPVC double glazed window with attractive outlook over the Thames, lounge diner area having fitted carpet, radiator, smooth plastered ceiling with inset spotlights, uPVC double glazed window to side.









**Rear Garden **
Crazy paved patio, lawn area, fencing to borders, timber storage shed (approximately 12’ x 8’), with power and lighting, electric access gate providing further off street parking.

**Frontage **
Car port with space to accommodate two vehicles, further off street parking adjacent, EV charging point.


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