



Canvey Island, Guide Price £220,000 - £225,000, 2 Bedroom Park

WOW.... Stunning, Modern, Two Bed "Park Home" Exclusively for the Over 50's on this Private Little Setting. A Very Short Walk to the Sea Wall and the Popular "Lobster Smack" Restaurant. Generous Accommodation with 19' 5 x 15' 7 max Lounge / Dining Room. Fantastic En-Suite to Master. **NO CHAIN**

Council Tax Band: A EPC Rating: N/A



Haven Road, Essex, SS8 0NR

- **STUNNING, MODERN, TWO BED "PARK HOME" EXCLUSIVELY FOR THE OVER 50'S**
- **DELIGHTFUL, QUIET SETTING CLOSE TO THE SEA WALL AND POPULAR "LOBSTER SMACK" RESTAURANT**
- **"NO CHAIN" SO QUICK MOVE IS POSSIBLE / FREEHOLD PROPERTY WITH A GROUND RENT OF £25 PW**
- **GENEROUS ACCOMMODATION INCLUDES 19' 5 X 15' 7 LOUNGE / DINING ROOM WITH FEATURE FIREPLACE**
- **FULLY FITTED MODERN KITCHEN WITH ADDITIONAL WALK IN CUPBOARD**
- **BEAUTIFUL EN-SUITE TO MASTER BEDROOM AND SECOND DOUBLE BEDROOM**
- **DOUBLE GLAZED WINDOWS AND DOORS WITH CENTRAL HEATING**
- **WRAP A ROUND GARDENS / PARKING CURRENTLY FOR TWO BUT MORE POSSIBLE**
- **THREE PIECE BATHROOM WITH ATTACHED SHOWER OVER BATH**
- **THIS "PARK HOME " MUST BE VIEWED TO FULLY APPRECIATE THE SIZE AND QUALITY WITHIN**

Energy Performance Rating: N/A

Council Tax Band: A

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

L Shaped Entrance Hall

with Modern Double Glazed Door

Bright Spacious Lounge / Dining Room

with Multiple Windows and Feature Fireplace
19' 5"max x 15' 7"max (5.91m x 4.75m)

Superb Modern Fitted Kitchen

with Door and Window to Garden plus Fitted Combination Boiler
11' 8" x 9' 5" (3.55m x 2.87m)

Master Bedroom

with En-Suite Shower Room and Fitted Wardrobes
9' 6" x 9' 5" (2.89m x 2.87m)

En-Suite Shower Room to Master

with Luxury Fixtures and Rainfall Shower
9' 4" x 0' 0" (2.84m x 0m)

Double Bedroom Two

with Fitted Wardrobes / Vanity Area and Drawers
9' 7" x 8' 10" (2.92m x 2.69m)

Family Bathroom

with Three Piece Suite and Shower Over Bath
6' 8" x 5' 5" (2.03m x 1.65m)

Wrap-a-Round Garden To Front, Rear and Sides (See the Photos)

Further Information:

- The Property is Freehold and there is Ground Rent of just £25 Per Week
- The Property Transfer Usually Takes Under Two Weeks
- The Council Tax Rating is the Lowest at Band A
- Single Occupiers usually Qualify for a 25% Discount



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Ground Floor

Approx. 64.0 sq. metres (689.4 sq. feet)



Total area: approx. 64.0 sq. metres (689.4 sq. feet)

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