

COUNTRYSIDE

ESTATES



26A Southwick Road, Canvey Island, SS8 0EP

Guide Price £350,000 Freehold

GUIDE PRICE £350,000 - £360,000. A DETACHED THREE BEDROOM HOUSE IN THE FAVOURED THORNEY BAY AREA, Offering good sized accommodation with 15.ft. fully fitted kitchen/breakfast room, spacious lounge and large brick/UPVC Victorian style conservatory.

Located in a popular location within a short walk of infant school, shops and bus services.

VIEWING ADVISED.

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Entrance Porch

UPVC door leading to entrance porch with matching side panel, half glazed wooden panelled door leading to entrance hall.

Entrance Hall

Good sized hallway with stairs to first floor, radiator, coved and artex ceiling.

Cloakroom/Wc

White suite comprising of close coupled wc with push button control, pedestal wash hand basin with mixer tap, fully tiled walls, and tiled floor, coved and artex ceiling, window to rear.

Lounge 17 x 12'8 (5.18m x 3.86m)



Window to flank, window and French doors to rear leading to conservatory, coved and skimmed ceiling, radiator.



Conservatory 17'7 x 9'6 (5.36m x 2.90m)



Part brick and remainder UPVC construction, French doors to garden, tiled floor, radiator.

Kitchen/Breakfast Room 15'7 x 8'8 (4.75m x 2.64m)



Bay window to front, fitted with range of white gloss base and wall cupboards, granite effect worktops with matching splashbacks, integrated washing machine, dishwasher, fridge and freezer, range oven with 7 gas burners, two electric ovens (one fan assisted) and grill, tiled floor, door to side, cupboard housing combi gas wall boiler.



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Landing

Good sized with window to flank, loft access, power point, coved and artex ceiling with ceiling rose.

Bedroom One 12'3 x 10'5 (3.73m x 3.18m)



Window to front, large recess, radiator, wood laminate flooring, coved and artex ceiling.

Bedroom Two 12'10 x 9'4 (3.91m x 2.84m)



Window to rear, radiator, wood laminate flooring, coved and artex ceiling with ceiling rose.

Bedroom Three 10 x 7 (3.05m x 2.13m)

Window to rear, wood laminate flooring, radiator, coved and artex ceiling with ceiling rose.

Bathroom



Good size room with white suite comprising of jacuzzi bath with pull out hand held shower, close coupled wc, pedestal wash hand basin, corner curved shower cubicle, radiator/towel rail, coved and skimmed ceiling with inset lights, window to front, tiled flooring with underfloor heating.

Garage

Electric up and over door.

Rear Garden 30ft approx. (9.14mft approx)



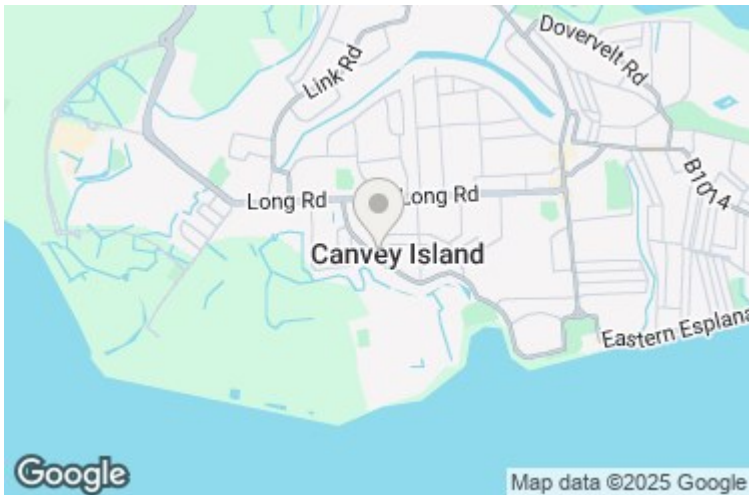
Side entrance with water tap and gate, further water tap in garden, lawned area, cabin to rear with power, adjacent shed.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

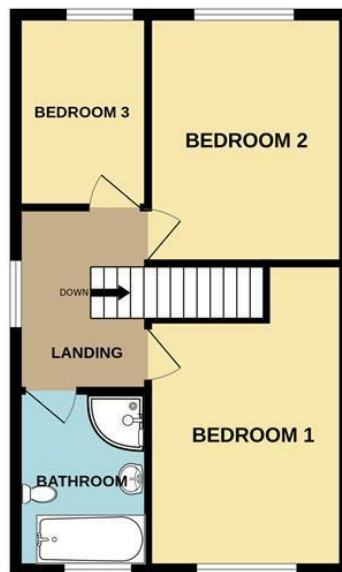
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



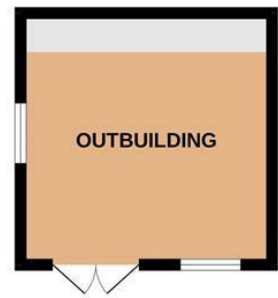
Ground Floor
705 sq.ft. (65.5 sq.m.) approx.



1st Floor
449 sq.ft. (41.7 sq.m.) approx.



Outbuilding
155 sq.ft. (14.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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