



Plot 23 St Josephs



**RICHARD
POYNTZ**

Plot 23 St Josephs Canvey Island SS8 9DE

£425,000



An exceptional opportunity to own a beautifully designed three-bedroom semi-detached home, located within the sought-after Lionel Road development on Canvey Island. Plots 22 & 23 offer spacious, thoughtfully planned accommodation finished to a high specification, including a stylish open-plan kitchen/living space, underfloor heating to the ground floor, integrated appliances, and a garage with electric door. Set within landscaped surroundings and complete with a turfed rear garden and EV charging point, these homes combine modern comfort with traditional quality. Estimated completion October 2025 (subject to change). Backed by a 10-year ICW warranty for peace of mind



Kitchen/Living Room

19'8" x 14'1" (5.99m x 4.29m)

Utility Room:

3'11" x 5'6" (1.19m x 1.68m)

First floor Landing

Bedroom One

11'1" x 11'9" (3.38m x 3.58m)

Ensuite

Bedroom Two

11'1" x 9'10" (3.38m x 3.00m)

Bedroom Three

9'2" x 12'5" (2.79m x 3.78m)

Bathroom

Garage

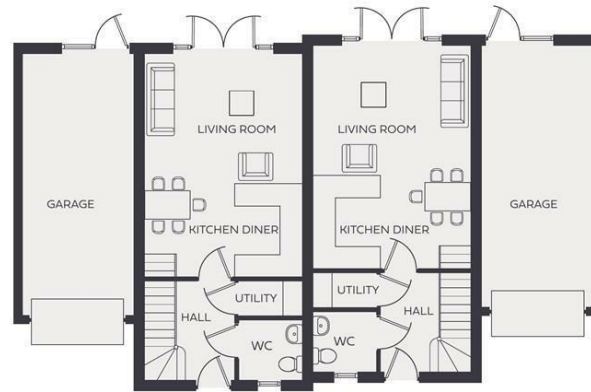
22'11" x 9'10" (6.99m x 3.00m)





PLOTS 22 & 23 - 1,250 sqft

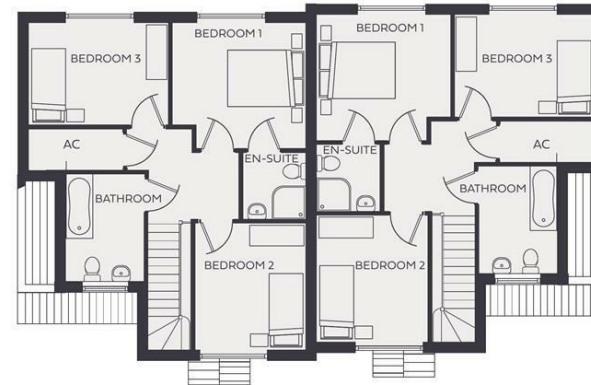
GROUND FLOOR



PLOT 23

PLOT 22

FIRST FLOOR



PLOT 23

PLOT 22



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