



2 Beachway



**RICHARD
POYNTZ**

2 Beachway Canvey Island Essex SS8 0BD

£350,000



Character Three Bedroom Detached Bungalow – No Onward Chain

A charming timber rough-cast character three-bedroom detached bungalow, offered with no onward chain, situated in one of Canvey Island's most sought-after locations, just a very short walk from the seafront.

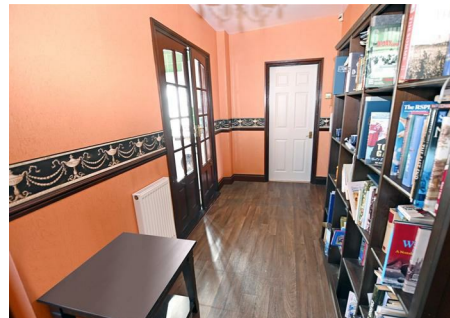
The property offers well-proportioned accommodation, including an entrance hall, a lounge to the front with a feature fireplace, and a fitted kitchen to the rear. There is also a separate dining room with a Study area, providing excellent space for entertaining.

Further accommodation comprises three bedrooms, with a modern shower room completing the internal layout.

Externally, the property enjoys wrap-around rear gardens, featuring a raised decked area, artificial lawn, and patio areas, creating an ideal low-maintenance outdoor space.

Additional benefits include off-street parking with twin driveways.

A wonderful opportunity to acquire a character bungalow in a prime seafront location.



Hall

Approached via uPVC double glazed side entrance door, radiator, dado and picture rails, flat plastered ceiling with access to loft space, access to meters, and panelled doors leading to the accommodation.

Lounge

13 x 12'1 (3.96m x 3.68m)
UPVC double glazed leaded light window to the front, radiator, laminate flooring, picture and dado rails, coving to flat plastered ceiling

Dining Room

15'5x8'8 (4.70mx2.64m)
Obscure window to the side, double glazed window overlooking the garden, radiator, dado rail, and beams to ceiling, open plan to study area

Study Area

10 x 6 (3.05m x 1.83m)
Flat plastered ceiling, radiator

Kitchen

10'2 8'10 (3.10m 2.69m)
UPVC double-glazed door to the rear, glazed

window to the side, one and a quarter bowl sink with drainer set into a range of rolled edge work surfaces to three sides with units at base and eye level, matching tiled splashbacks, space for cooker, washing machine and further appliances, flat plastered ceiling, and wall-mounted Vaillant boiler.

Bedroom One

12 x 12 (3.66m x 3.66m)

UPVC double glazed leaded light window to the front elevation, window to the side, radiator, range of fitted wardrobes and drawers to three walls, coving to flat plastered ceiling.

Bedroom Two

12 x 8 (3.66m x 2.44m)

Double Glazed window to the side rad , coving to ceiling picture rail

Bedroom Three

7'7 x 7'7 (2.31m x 2.31m)

With double glazed window to the side, radiator and storage unit to one wall.

Shower Room

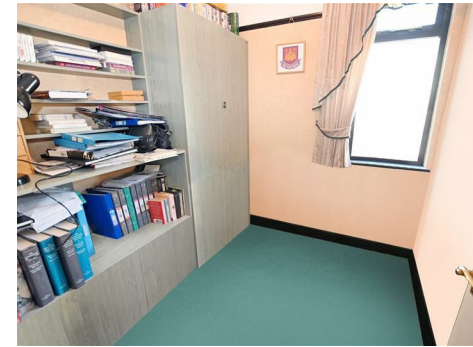
Obscure double glazed window to the rear, low level WC with push flush, pedestal wash hand basin, screened shower, extractor fan, tiling to walls and floor, and radiator.

Front

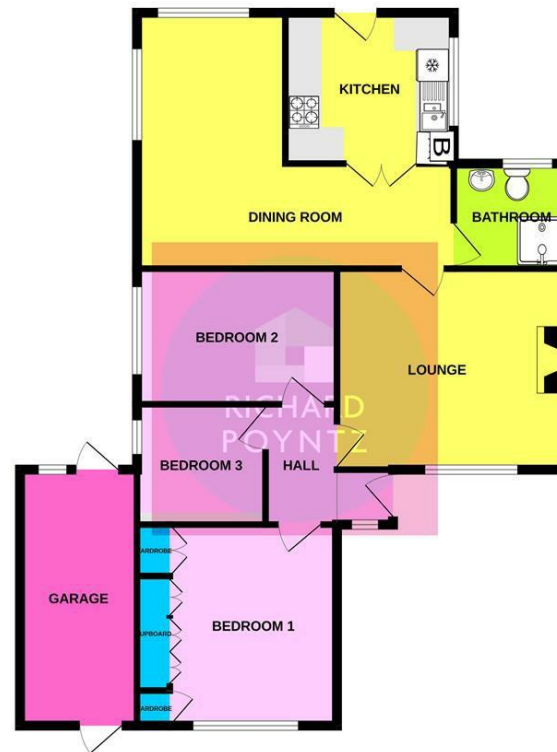
A mixture of paved patio and shingle areas with established shrubbery to the front, twin driveways providing off-street parking, and potential to create an in-and-out driveway if require

Garden

East facing, with raised decked seating area and artificial lawn, extending to either side of the property with established shrub borders. There is a paved patio area to one side and a block paved patio to the other, leading to a store measuring approximately 16'0 x 7'6 with power, lighting and outside tap connected.



GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq ft. (86.6 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.
Made with Metropix C3026

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
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.

