



*R1098a Kings Park Creek Road*



**RICHARD  
POYNTZ**



# R1098a Kings Park Creek Road Canvey Island SS8 8QU

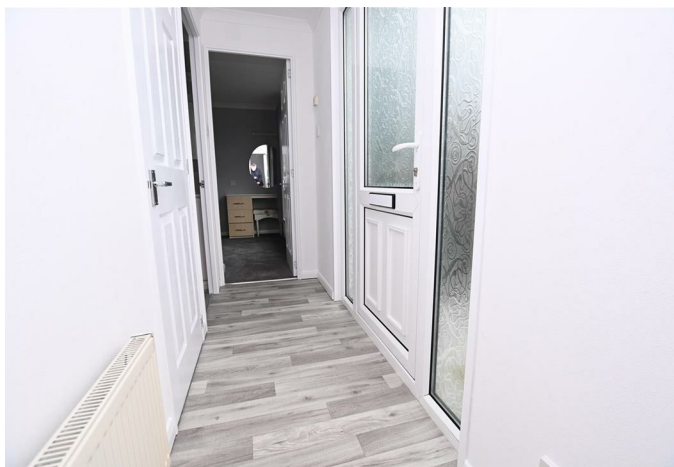
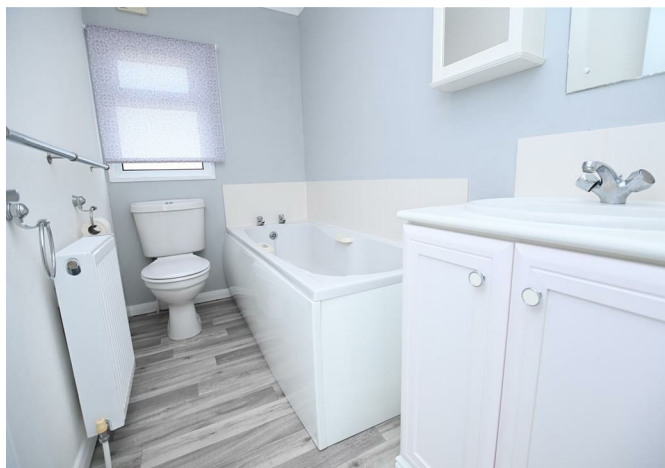
£125,000



Nestled in the serene surroundings of Creek Road, Canvey Island, this delightful two-bedroom park home offers a perfect retreat for those aged over 50. Situated within a secure gated community, residents can enjoy a tranquil lifestyle complemented by a picturesque fishing lake, an indoor swimming pool, and convenient on-site amenities including a shop and restaurant.

The property boasts a spacious and modern fitted kitchen, providing ample room for a dining table and chairs, making it an ideal space for entertaining family and friends. The generous lounge area is perfect for relaxation, while both bedrooms are of excellent size and come equipped with wardrobes, ensuring plenty of storage. The modern three-piece bathroom adds to the comfort and convenience of this lovely home.

Outside, the property features a block-paved driveway, offering off-street parking for two to three cars, a valuable asset in this community. With no onward chain, this park home is ready for you to move in and start enjoying the lifestyle it offers. This is a must-see property that combines comfort, security, and a vibrant community atmosphere. Don't miss the opportunity to make this charming park home your own.



## Hallway

UPVC entrance door with obscured double glazed insets giving access to the hallway which has a coved papered ceiling, two further obscured double glazed windows either side of the entrance door, radiator, doors off to the accommodation, vinyl floor covering.

## Lounge

11'4 x 10'7 (3.45m x 3.23m)

A good sized lounge which has a coved papered ceiling, three UPVC double glazed windows (one of

which is a bay window), feature fire surround with fire, radiator, carpet, opening to the kitchen/diner.

## Kitchen/Diner

11'4 x 9'10 (3.45m x 3.00m)

Coved papered ceiling, UPVC double glazed French Doors, plus a UPVC double glazed bay window, built in store cupboard housing hot water cylinder, tiling to splash back areas, radiator, light wood units at base and eye level with matching drawers and chrome handles, and rolled top worksurface over incorporating a one and a quarter



stainless steel sink and drainer, chrome mixer taps, four ring electric hob with oven under and extractor over, built in fridge freezer, plumbing for washing machine, vinyl floor covering and ample room for table and chairs.

### Bedroom One

9'7 to wardrobe x 9'6 into door recess (2.92m to wardrobe x 2.90m into door recess)

Good sized bedroom which has a coved papered ceiling, UPVC double glazed bay window, radiator, built in wardrobes with bedside tables, dressing table with further drawers, carpet.



### Bedroom Two

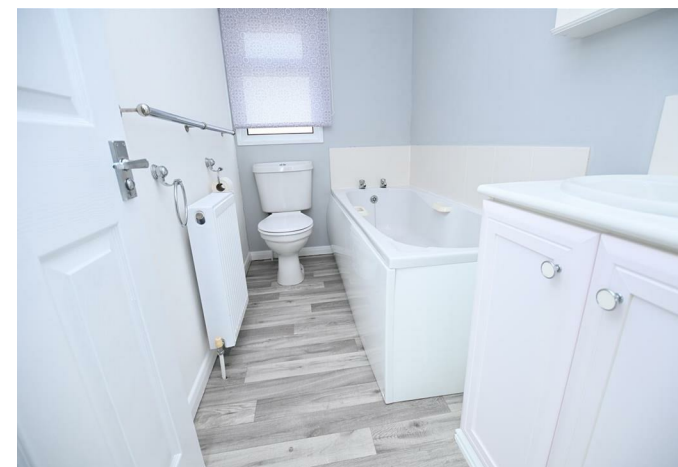
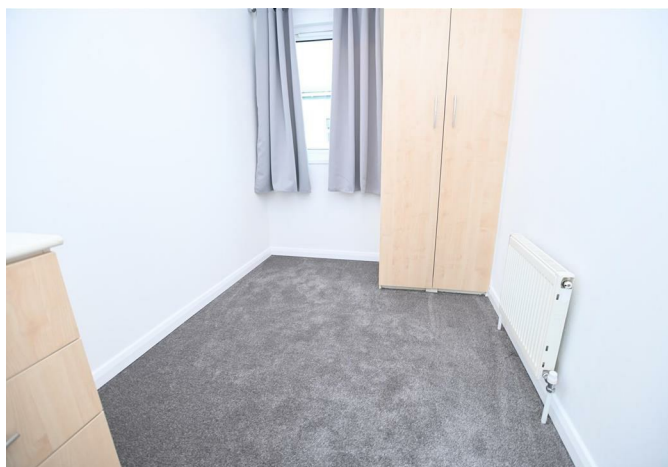
8'2 x 5'9 (2.49m x 1.75m)

Another reasonable sized bedroom which has a coved papered ceiling, UPVC double glazed window, fitted wardrobe and drawers to remain, radiator, carpet.



### Bathroom

Coved papered ceiling, obscured UPVC double glazed window, radiator, vinyl floor covering, tiling to splash back areas, modern three piece white suite comprising push flush wc, sink with chrome mixer taps inset into a vanity unit, panelled bath with chrome mixer taps.



### Exterior

Block paved driveway providing off-street parking for two to three vehicles with slate chippings around the perimeter of the property, brick-built shed, slope up to the entrance door, and steps up to the kitchen/diner door.

### Agents Note

We understand the Ground Rent is approximately £269.44 per month and the park home as per out client is approximately 18 years old - we would advise you to verify this information with your legal representative

GROUND FLOOR



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