



*R1135 Kings Park, Creek Road*



# R1135 Kings Park, Creek Road Canvey Island SS8 8QU

£240,000



Nestled within the sought-after Kings Park Development for the over 50s, this charming two-bedroom park home on Creek Road, Canvey Island, presents an excellent opportunity for those seeking a tranquil lifestyle. Offered to the market, the property is ideally positioned just a row back from the main road, ensuring a peaceful environment while remaining close to the site entrance and has stunning partial views of the lake..

The park home boasts a welcoming entrance porch that leads into a spacious kitchen/diner, complete with integrated appliances, a breakfast bar, and ample room for a dining table and chairs—perfect for entertaining guests. The attractive lounge features French-style doors that open onto a raised balcony and has air conditioning, providing limited yet delightful views of the picturesque lake, enhancing the serene atmosphere of the home.

The main bedroom is a true highlight, featuring a walk-in dressing room and an en-suite shower room, offering both convenience and privacy. The second bedroom is generously sized, equipped with fitted wardrobes top boxes and dressing table and draws, making it an ideal space for guests or as a study. Completing the accommodation is a well-appointed three-piece bathroom.

Additional benefits of this property include a brick block driveway that provides off-street parking for two vehicles, as well as a private, pet-friendly lawned garden area, perfect for enjoying the outdoors. The Kings Park Development offers a range of amenities, including 24-hour gated security, a restaurant and bar, a convenience store, and an indoor swimming pool, ensuring a comfortable and secure lifestyle.

We highly recommend viewing this delightful park home to fully appreciate its charm and the lifestyle it offers, as opportunities like this are not to be missed.



## Porch

UPVC entrance door with double-glazed inset window opens into the entrance porch, which includes a radiator, built-in storage cupboard, and part-glazed door leading through to the kitchen/diner.

## Kitchen Diner

19'4 x 11'9 (5.89m x 3.58m)

Light and spacious with double-glazed windows to the front and rear elevations. Fitted with a 1¼ sink unit inset into rolled-edge work surfaces with a range of base and wall units. Inset hob with extractor hood and adjacent oven, integrated fridge/freezer, plumbing and space for a washing machine, and cupboard housing the hot water cylinder with

additional storage. Ceramic tiled splashbacks, coving to the ceiling, power points, radiator and a breakfast area. Ample room for dining table and chairs. Panel doors provide access to the inner hall and lounge.

## Lounge

19'4 x 10'10 (5.89m x 3.30m )

A generous dual-aspect reception room with UPVC double-glazed bow windows to the front and side elevations, plus French doors opening onto a raised balcony enjoying limited views of a picturesque lake in the distance. Features include an electric fireplace with surround, TV and power points, wall mounted air conditioning unit and two radiators.

### Inner Hallway

With storage cupboard and panel doors leading to the bedrooms and bathrooms.

### Bedroom One

10'2 x 9'6 (3.10m x 2.90m)

Double-glazed window overlooking the rear garden, radiator, power points, dressing unit, and side drawer units. Coving to the ceiling.

### Walk In Wardrobe

6'6 x 4'1 (1.98m x 1.24m)

Hanging space, shelving, and radiator.

### En-Suite Shower Room

Obscure double-glazed window to the side. Suite comprising low-level WC, pedestal wash hand basin, fully tiled shower enclosure with screen, radiator, coving to the ceiling, radiator and extractor fan.

### Bedroom Two

10 x 9'9 (3.05m x 2.97m)

Double-glazed bow window to the front, radiator, power points, and a range of fitted wardrobes with top boxes to one wall with drawers and a dressing table.

### Bathroom

Obscure double-glazed window to the front. Suite comprising panelled bath with chrome mixer taps, wash hand basin with chrome mixer into vanity unit with illuminated mirror over with shaver point and low-level WC. Finished with splashback tiling, radiator, extractor fan, and coving to the ceiling.

### Exterior

The property benefits from paved pathways leading to a patio area at the front, with access to the raised balcony. A secluded lawned garden lies to one side, complemented by an external tap, front and rear lighting, and a brick-built storage shed with power connected.

### Parking

Brick-block driveway providing off-street parking for two vehicles.

### Agents Note

Council Tax Band: A

We understand from the client that there is an upgrade to the loft insulation.

We also understand from our client that they have had underfloor insulation installed.



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