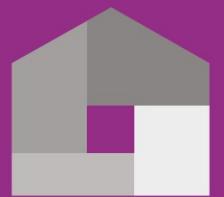




*Plot 22 St. Josephs Close*



**RICHARD  
POYNTZ**

# Plot 22 St. Josephs Close

## Canvey Island

### SS8 9GE

£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. Offering 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 spring 2026. (subject to change). Backed by a 10-year ICW warranty for peace of mind



#### **Kitchen/Living Room**

19'8" x 14'1" ( 6.0m x 4.3m )

#### **Utility Room:**

3'11" x 5'6" (1.2m x 1.7m )

#### **First Floor**

#### **Bedroom One**

11'1" x 11'9" (3.4m x 3.6m )

#### **Ensuite**

#### **Bedroom Two**

11'1" x 9'10" (3.4m x 3.0m )

#### **Bedroom Three**

9'2" x 12'5" (2.8m x 3.8m )

#### **Garage**

22'11" x 9'10" (7.0m x 3.0m )

#### **Notes**

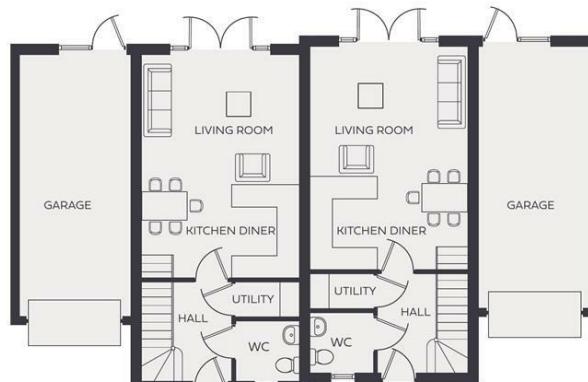
Important Notice

The floor plans, layouts, and measurements shown in this brochure are intended for illustrative purposes only. Whilst every effort has been made to ensure accuracy, all dimensions and specifications are approximate and may be subject to change during the course of construction. Final finishes, fittings, and positioning may vary. Estimated completion is currently scheduled for October; however, this date is provisional and may be revised depending on build progress or unforeseen circumstances.



## PLOTS 22 & 23 - 1,250 sqft

### GROUND FLOOR



PLOT 23

### FIRST FLOOR



PLOT 22



**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



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