



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

PLOT 22

FIRST FLOOR



PLOT 23

PLOT 22



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