



R668 Kings Park Creek Road



**RICHARD
POYNTZ**

**R668 Kings Park Creek Road
Canvey Island
Essex
SS8 8HE**

£170,000



Offered for sale with NO ONWARD CHAIN and located on the ever popular Kings Park Retirement Village for the over 50's with onsite facilities which include a picturesque fishing lake, onsite shop, indoor swimming pool, and residence club lounge. The unit is positioned at the edge of the park giving picturesque views of Smallgains Playing Fields and the lake from the rear and side elevations. The property also has the benefit of a section of garden that backs onto the fencing. The accommodation includes a spacious entrance hall providing access to an "L" shaped lounge/diner, the kitchen has an oven and hob which are fitted, two double size bedrooms, the main bedroom with en-suite toilet, and a walk-in wardrobe. Externally there is also a brick-built shed.



Hall

Double-glazed obscured entrance door into the hall with electric radiator, wallpaper decor, storage cupboard, access to the loft, coving to the ceiling, white panel doors off to the two bedrooms, and the lounge, opening through to the kitchen, white panel door to the bathroom

Lounge/Diner

19'4 reducing to 11'1 x 16' reducing to 6'9 (5.89m reducing to 3.38m x 4.88m reducing to 2.06m)
Lead lite double-glazed windows to the front, two lead lite double-glazed bay windows to the side with views of the lake and Smallgains Playing Fields, lead lite

double-glazed French doors opening onto a raised patio at the rear. Two electric radiators, feature fireplace (not tested), coving to the ceiling, ample space for dining room table if required.

Kitchen

12'4x9'3 (3.76mx2.82m)

Lead lite double-glazed window to the rear offering views of Smallgains Playing Fields, an obscure double-glazed door which connects to the garden this at present is blocked by a worksurface area, electric radiator, cupboard housing the hot water cylinder, and further storage cupboard. The kitchen is fitted with light wood

effect units and drawers at base level with wood style wood effect rolled edge work surfaces over, an inset stainless steel sink with chrome mixer taps, an inset ceramic hob with oven under, and overhead extractor tiling to the splashbacks. Matching units at eye-level with glass display cabinets, coving to the ceiling.

Bedroom One

10'x9'2 (3.05mx2.79m)

Double-glazed lead lite window to the rear with views of Smallgains Playing Fields, and the rear garden, electric radiator, coving to the ceiling, walk-in wardrobe which also houses the electric meters and storage space.

En-Suite W/c

Obscure double-glazed window to the side, low-level w/c and vanity unit with inset wash hand basin, tiling to the splashback areas, electric radiator. There is space if required to instal a shower cubicle, and this at some point may have been removed.

Bedroom Two

10'x9'4 (3.05mx2.84m)

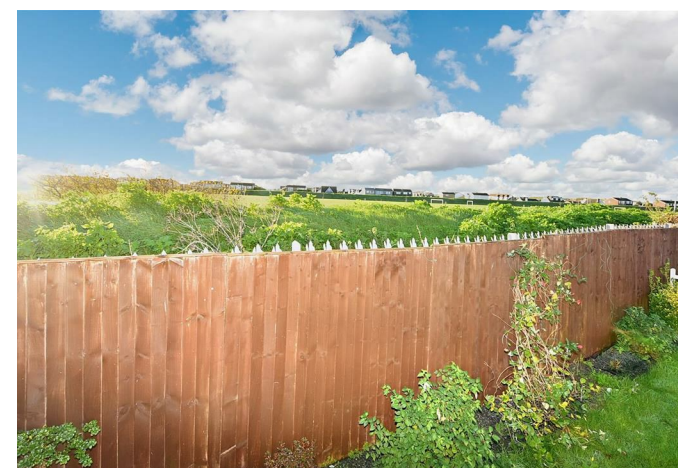
Lead-lite double-glazed window to the front, electric radiator, coving to the ceiling, built-in wardrobe.

Bathroom

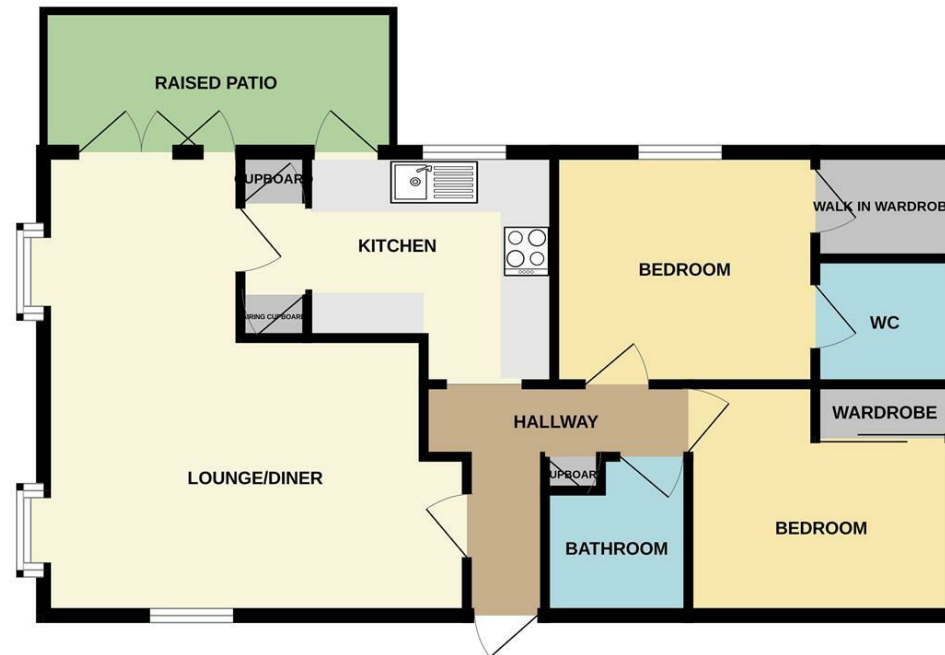
Obscure double-glazed window to the front. A three piece white suite comprising of low-level push flush w/c, paneled bath with shower screen, and vanity unit with inset wash hand basin, electric radiator, some tiling to the walls, coving to the ceiling, spotlights.

Externally

As mentioned to the side at the edge of the park the garden to the rear commenced with a raised patio area enclosed by wrought iron style railing and gate connecting to the remainder which is mainly laid to lawn, access to both sides, and concealed fencing to the boundaries, brick built store.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.
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