

98a, Mornington Road



**98a, Mornington Road  
Canvey Island  
SS8 8BW**

**£310,000**



Richard Poyntz & Company have the pleasure in offering for Sale this truly stunning deceptively spacious Two Bedroom Detached Bungalow situated in a cul-de-sac position, being a short distance to Canvey Town Centre with Bus Routes, Schools and Shops within easy reach. The property itself to the front has a driveway and to the rear of the property is an unoverlooked low maintenance rear garden which has a paved patio area and artificial lawn. Internally the property has a spacious hallway, two well-proportioned bedrooms, a stunning modern and contemporary shower room, superb shower room, superb sized lounge/diner, a modern fitted kitchen with white gloss units at base and eye level and completing the accommodation is a dining room. The property also boasts gas fired central heating and UPVC double-glazed windows and doors throughout. Viewing comes highly recommended to truly appreciate the size and standard of the accommodation on offer.



### **Hallway**

UPVC entrance door with obscure double-glazed insets to the side giving access to the hallway which has a coved textured ceiling, loft hatch, radiator, doors off to accommodation, wood flooring.

### **Lounge/Diner**

18'3 x 15'3 (5.56m x 4.65m)  
As previously mentioned a superb-sized room that has coved flat plastered ceiling, 2 UPVC double glazed windows to the front one of which is a bay window, two radiators, feature fire surround, wood flooring, doors onto the dining room.

### **Dining Room**

11'10 x 7'2 (3.61m x 2.18m)  
Coved flat plastered ceiling, UPVC French style doors to rear giving access to the garden, radiator, opening to kitchen, wood flooring.

### **Kitchen**

10' x 6'10 (3.05m x 2.08m)  
Coved flat plastered ceiling, UPVC double glazed window to rear, tiling to splashback areas, modern white gloss units at base and eye level with matching drawers all with handles and roll top

worksurfaces over, incorporated stainless steel sink and drainer with chrome mixer taps, space for cooker, plumbing for washing machine, space for other appliances, wood flooring.

### **Bedroom One**

11'6 x 8'11 (3.51m x 2.72m)

Excellent sized double bedroom, coved textured ceiling, UPVC double glazed window to front, radiator, wood flooring.



### **Bedroom Two**

9'1 x 8'10 (2.77m x 2.69m)

Again a further good size bedroom which has coved textured ceiling, UPVC double glazed window to rear, radiator, wood flooring.

### **Shower Room**

Flat plastered ceiling, attractive modern tiling to walls and to floor, radiator, modern three piece white shower room suite comprising of push flush wc, sink with chrome mixer taps inset into white gloss vanity unit, large shower tray with glass screen and wall mounted chrome shower.



### **Exterior**

#### **Rear Garden**

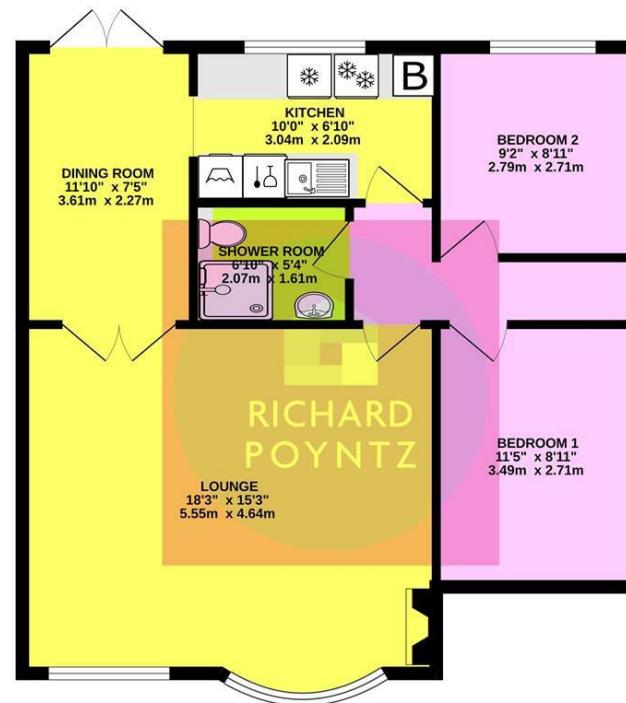
Commences with paved pathway and patio, artificial lawn, bedding area for plants, shrubs etc, outside tap, fenced to boundaries and gate to side giving access to the front of the property.



#### **Front Garden**

A hardstanding driveway provides off-street parking w , a paved pathway with shingled area either side , hardstanding pathway leading to entrance door with wall and fencing to boundaries.

GROUND FLOOR  
702 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq ft. (65.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers are advised to make their own arrangements to verify the details. Prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their current or efficient working can be given.  
Model with Measures. C2024.

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