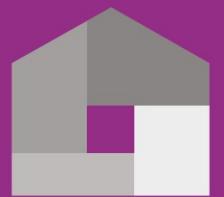




0260- Leigh Road

RICHARD  
POYNTZ



# 0260- Leigh Road Canvey Island SS8 0AP

£425,000



Beautifully Presented Three-Bedroom Chalet Bungalow – Prime Canvey Island Location

Ideally located just moments from the Seafront and within easy reach of Canvey Town Centre, this greatly improved three-bedroom semi-detached chalet bungalow offers spacious and versatile accommodation throughout.

The property features a welcoming entrance hall, front-facing lounge, and a stunning kitchen/breakfast room with marble worktops and a central island. Two double bedrooms are located on the ground floor, along with a bathroom and a separate shower room. Upstairs is a large additional bedroom or flexible living space, ideal as a main bedroom, study, or guest suite.

Externally, there is excellent kerb appeal with ample off-street parking and a generous rear garden approaching 50ft, complete with two sheds, one with power and lighting.

A superb home in a highly sought-after location — early viewing advised. Contact Richard Poyntz on 01268 699599 to arrange your viewing.



## Porch

Double-glazed entrance door into a porch with a further opening into the hall.

## Hall

Spacious hall with doors off to the ground floor accommodation, stairs connecting to the first floor with large storage cupboards under.

## Lounge

13'4 into bay x 11'11 (4.06m into bay x 3.63m )  
Double-glazed bay window to the front elevation, with wallpaper decor, and a flat plastered ceiling.

## Kitchen Breakfast Room

23'2 x 11'2 (7.06m x 3.40m )

A beautifully appointed kitchen featuring an extensive range of



modern units and drawers at base level, complemented by marble-work surfaces and a matching central island unit/breakfast bar — perfect for casual dining. The room benefits from laminate flooring, a radiator, and a cupboard housing the combination boiler. A range cooker, fridge/freezer, dishwasher, and washing machine are all to remain. Natural light floods the space through the double glazed window to the rear elevation, with a double glazed door providing access to the external lobby

## Lobby

Featuring a double-glazed window to the side elevation and double-glazed doors to both the front and rear elevations, this area expands to a wider point at the rear — ideal for use as a seating area or study. Bright and versatile, it offers a welcoming first impression and additional flexibility to suit modern living.

### **Bedroom One**

11' x 10' (3.35m x 3.05m )

Double-glazed window to the front elevation, deep storage wardrobe measuring 3ft 10 in depth.

### **Bedroom Two**

9'11 x 9'4 (3.02m x 2.84m )

Door from here which connects to a bathroom,

### **Bathroom ( Off Bed 2 )**

A beautifully presented bathroom combining modern practicality with timeless design. The room enjoys a bright and airy feel, courtesy of the large window allowing plenty of natural light to flood in. Finished with elegant stone-effect tiling and neutral décor, it offers a relaxing and sophisticated space. The suite includes a full-sized bath with shower attachment, pedestal wash basin, and low-level WC.

Recessed ceiling lighting, generous built-in shelving, and tasteful finishing touches complete this superb bathroom — the perfect place to unwind at the end of the day.Underfloor Heating

### **Shower Room**

A well-appointed shower room comprising a low-level WC, vanity unit with inset wash hand basin, and a deep shower cubicle. An obscure double-glazed window to the rear elevation provides natural light while maintaining privacy. The room also benefits from heated flooring, adding a touch of comfort and luxury.Underfloor Heating

### **First Floor Games Room / Bedroom**

17'5 x 16'7 reducing to 14'7 (5.31m x 5.05m reducing to 4.45m )

A lovely-sized room with a staircase connecting directly into the space, featuring a flat plastered ceiling and radiator. Two double-glazed windows to the rear elevation provide plenty of natural light, creating a bright and welcoming atmosphere.The vendor informs us that there is pipework to fit a shower up here etc if need be ( vendor to verify this )

### **Garden**

A larger-than-average rear garden, measuring just under 50ft in length. The space is mainly laid to lawn with fencing to the boundaries, providing a secure and private setting. To the rear are two sheds to remain, one benefitting from power and light — ideal for storage or a practical workshop area.

### **Front**

A beautifully presented semi-detached bungalow boasting an attractive and well-maintained frontage. The property features a smartly laid, low-maintenance block-paved driveway providing ample off-street parking, with decorative white stone borders and tasteful planting adding a touch of charm. The crisp white façade, complemented by black accents and a neatly tiled roof, gives a stylish yet welcoming first impression.





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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix ©2025

**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



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)  
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

