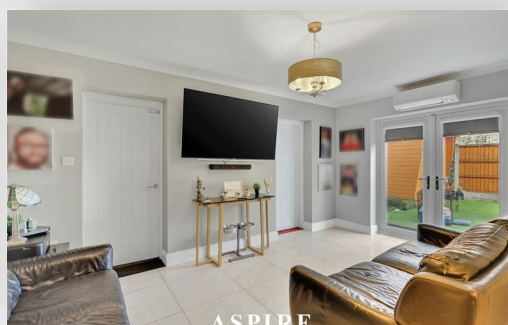
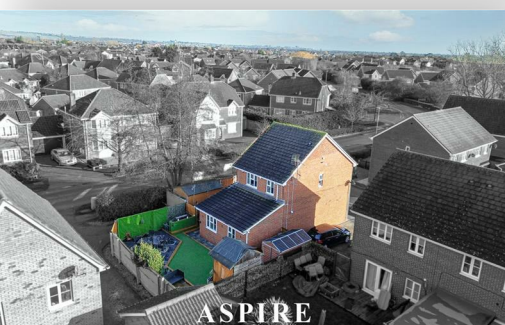


**To arrange a viewing contact us
today on 01268 777400**



Azalea Mews, Canvey Island Guide price £500,000

Situated in the highly sought-after Thorney Bay area of Canvey Island, this deceptively spacious five-bedroom detached home occupies a generous corner plot just moments from the seafront. Offering exceptional flexibility across two floors, the property is ideally suited to growing families, multi-generational living, or buyers seeking adaptable ground-floor accommodation close to local schools, shops, and Thorney Bay Beach.

The ground floor provides two double bedrooms that could easily be reconfigured to suit individual needs, whether as a dining room, home office, playroom, or guest accommodation. A modern kitchen and a well-proportioned living room open onto the rear garden, creating an ideal space for both everyday living and entertaining. A ground floor WC adds further convenience.

Upstairs, the property continues to impress with three additional bedrooms, all well-sized, including a spacious principal bedroom, alongside a contemporary three-piece family bathroom.

Externally, the corner plot offers both side and rear gardens, thoughtfully arranged for low maintenance and enjoyment. An outbuilding has been set up specifically for home working, providing an excellent solution for remote professionals or hobby use. Off-street parking for two vehicles completes this highly versatile home.

Ground Floor

Entrance Hall: 11'11" x 3'2" (3.63m x 0.96m)

Ground Floor WC: 6'0" x 2'9" (1.83m x 0.84m)

Kitchen: Approx. 11'0" x 8'0" (3.35m x 2.44m)

Living Room: 17'1" x 9'3" (5.20m x 2.82m)

Bedroom 4: 10'8" x 7'7" (3.25m x 2.31m)

Bedroom 5: 10'0" x 7'7" (3.05m x 2.31m)

First Floor

Landing: 6'7" x 2'7" (2.01m x 0.79m)

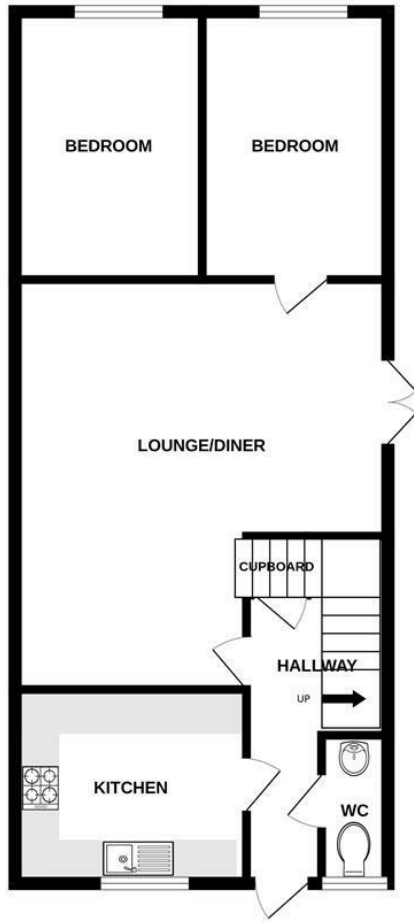
Master Bedroom: 13'8" x 10'4" (4.16m x 3.15m)

Bedroom 2: 11'5" x 8'4" (3.48m x 2.54m)

Bedroom 3: 10'9" x 7'2" (3.27m x 2.18m)

Family Bathroom: 6'8" x 4'9" (2.03m x 1.45m)

GROUND FLOOR

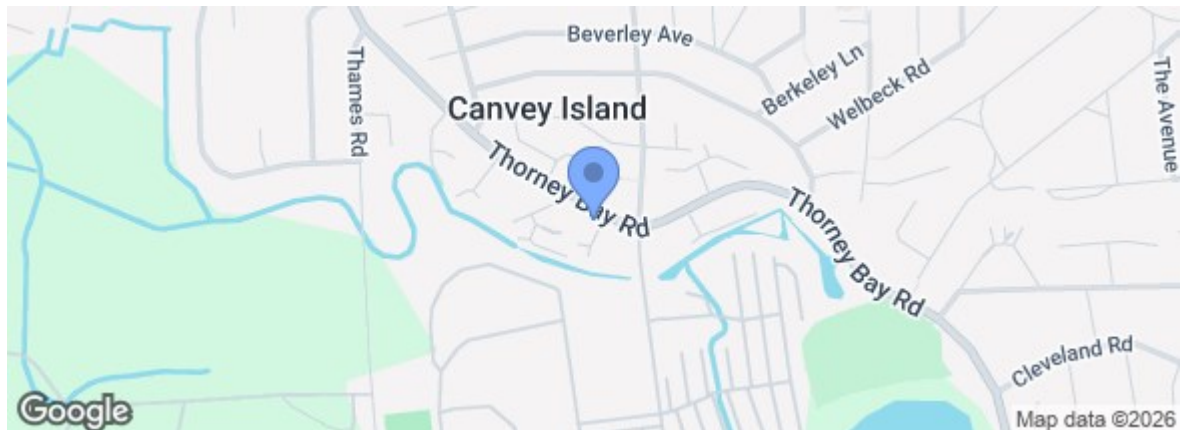


1ST FLOOR



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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	84
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.