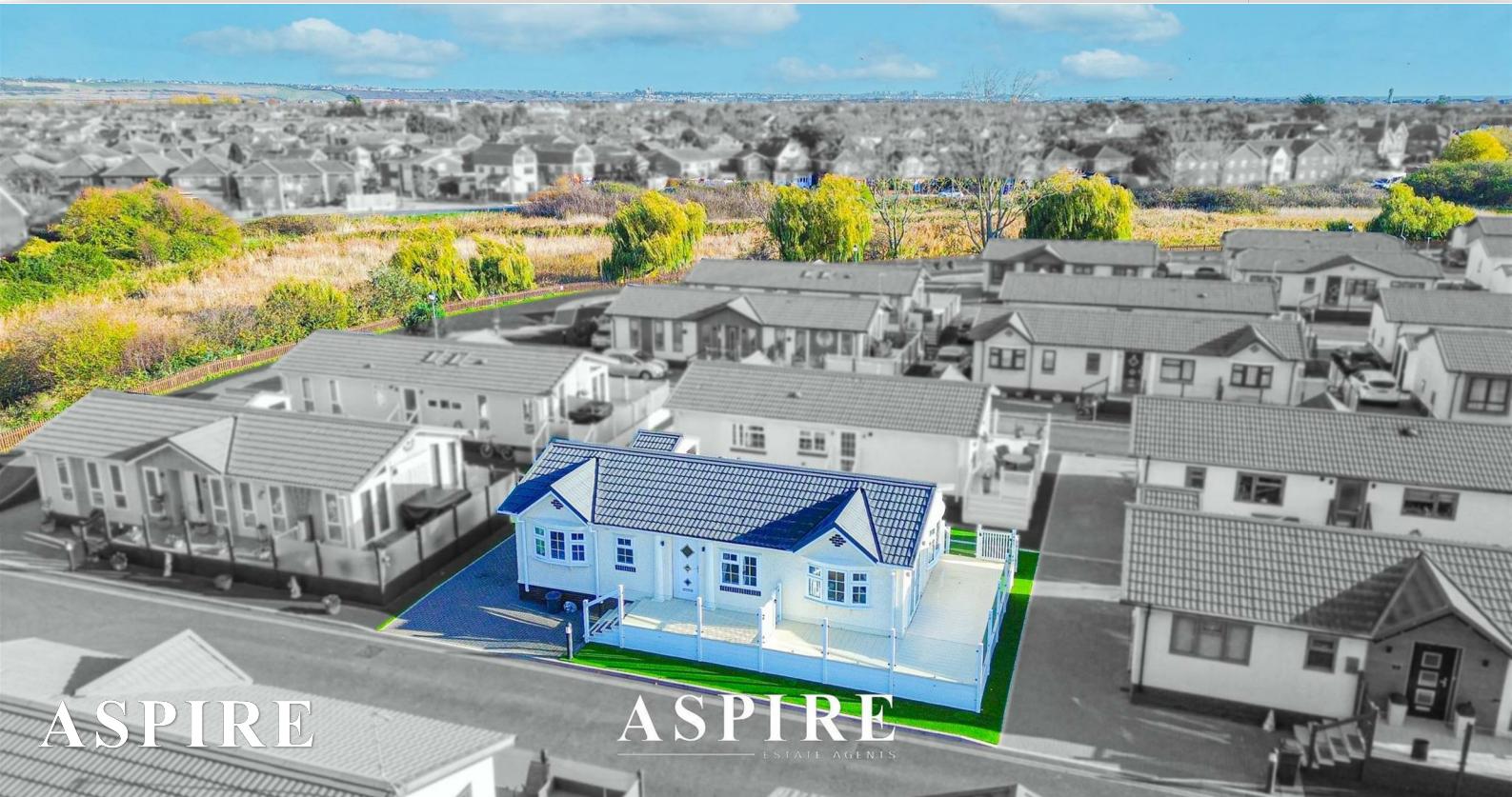


**To arrange a viewing contact us
today on 01268 777400**



Oakside, Sandy bay, Canvey Island £260,000

****NO ONWARD CHAIN**** Offering a large, inviting lounge, designed for relaxation with plenty of natural light and room to entertain. The separate dining room provides an elegant space for meals and gatherings, while the fully integrated kitchen comes equipped with modern appliances and ample storage, ideal for effortless day-to-day living.

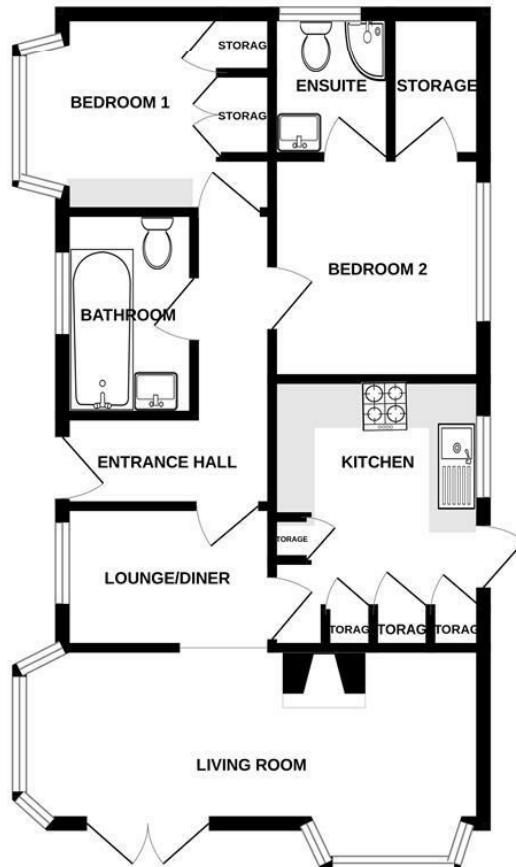
****NO ONWARD CHAIN**** Offering a large, inviting lounge, designed for relaxation with plenty of natural light and room to entertain. The separate dining room provides an elegant space for meals and gatherings, while the fully integrated kitchen comes equipped with modern appliances and ample storage, ideal for effortless day-to-day living.

This home offers two spacious double bedrooms. The master bedroom boasts a luxurious en-suite shower room and a walk-in wardrobe, creating a private and tranquil retreat. The second double bedroom features fitted wardrobes, offering both comfort and practicality for guests or additional residents. A stylish three-piece bathroom completes the internal layout.

Externally, the property benefits from off-street parking for two vehicles and a durable, brioche-built storage shed, perfect for tools, outdoor equipment, or hobby space.

Sandy Bay Retirement Park is a peaceful, gated over-50s community designed for comfort, convenience, and peace of mind. With 24-hour security, residents enjoy a safe and secure living environment. The park offers a welcoming neighbourhood feel with a range of onsite amenities, all set within beautifully maintained surroundings. Whether you're relaxing, socialising, or exploring the scenic coastline nearby, Sandy Bay provides the perfect setting to enjoy a relaxed and fulfilling lifestyle.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



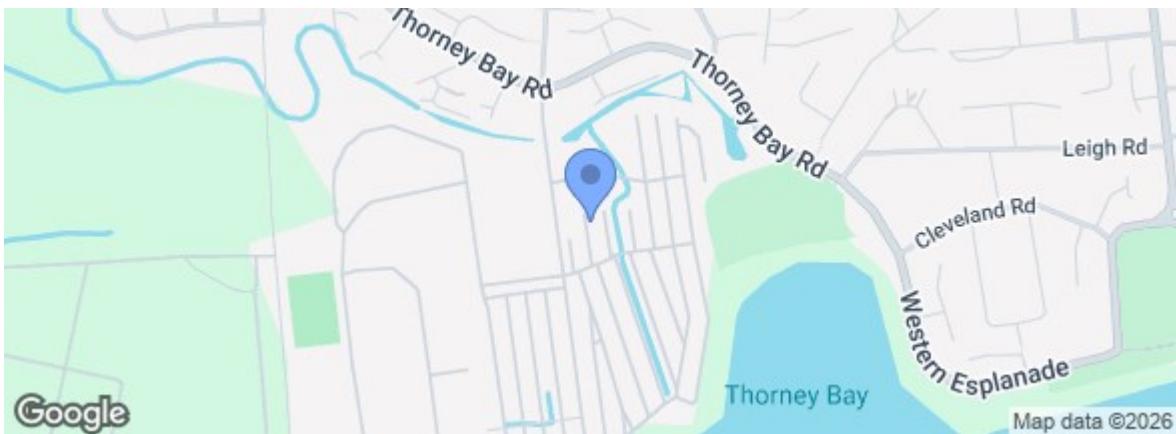
TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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	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		



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