

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



## **Creek Road, Canvey Island Asking price £190,000**

Aspire Estate Agents are delighted to present... This beautifully maintained two-bedroom park home is located on the ever-popular Kings Park, Canvey Island — one of the area's most desirable residential parks, known for its community feel, well-kept grounds, and excellent on-site facilities.

The property is in move straight in condition, offering bright and welcoming interiors throughout. Both bedrooms feature fitted wardrobes, while the bathroom boasts a large walk-in shower. The heart of the home is the kitchen/diner, opening into a comfortable living area that's perfect for everyday living and entertaining. Additional features include air conditioning, ensuring comfort throughout the year.

Externally, the home enjoys a private driveway for two vehicles, with further parking available to the front, as well as a brick-built storage shed. Another appealing benefit is the low ground rent, helping to keep running costs manageable.

Kings Park is highly regarded for its well-established community, peaceful surroundings, and convenient location. Residents benefit from on-site facilities, attractive communal areas, and easy access to Canvey's shops, amenities, and seafront walks. It offers the perfect balance of independence and community living.

Kitchen

L- 5.28 W- 2.49

Lounge

L- 5.29 W- 3.16

Bedroom 1

L- 2.96 W- 2.20

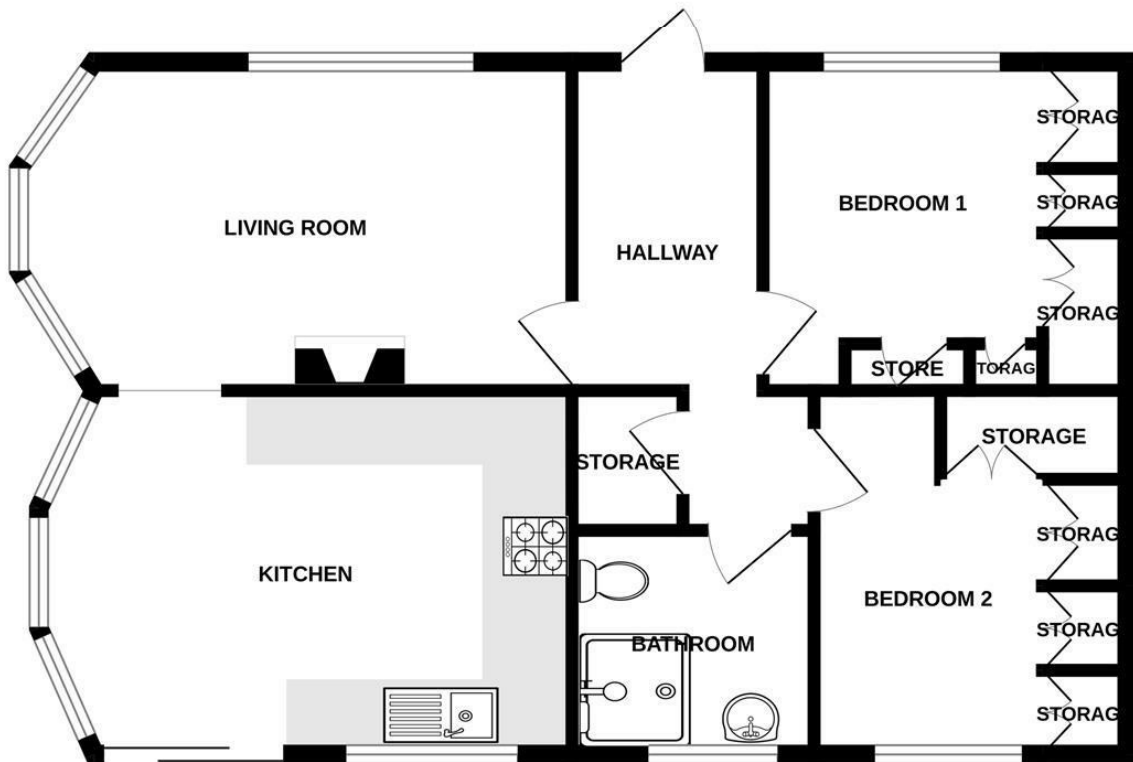
Bedroom 2

L- 2.78 W- 2.27

Hallway

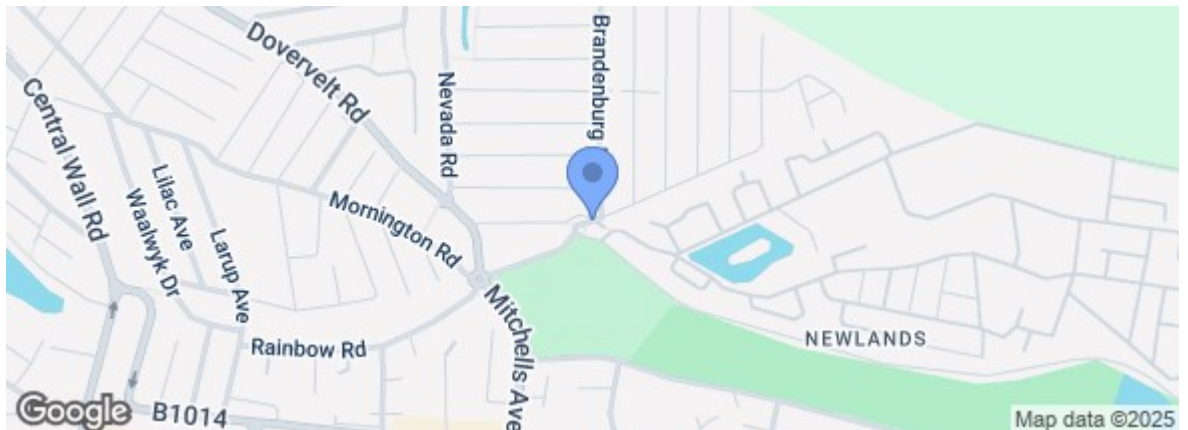
L- 2.78 W- 0.88

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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 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 EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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