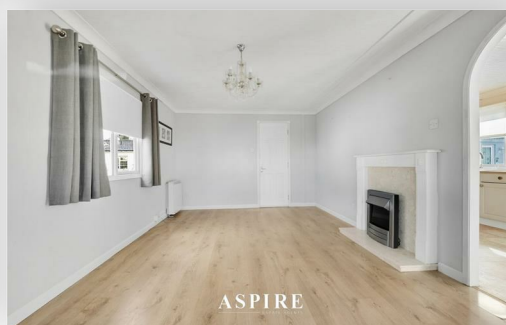


*To arrange a viewing contact us
today on 01268 777400*



Creek Road, Canvey Island Asking price £180,000

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

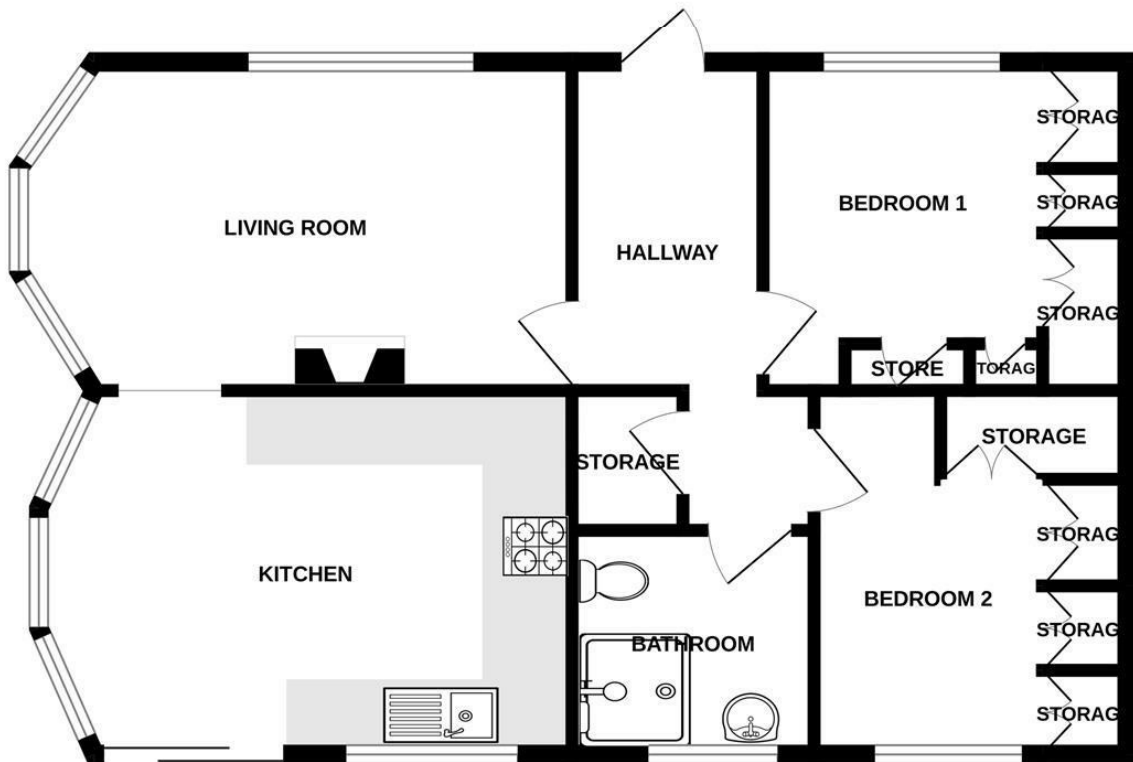
Bedroom 2

L- 2.78 W- 2.27

Hallway

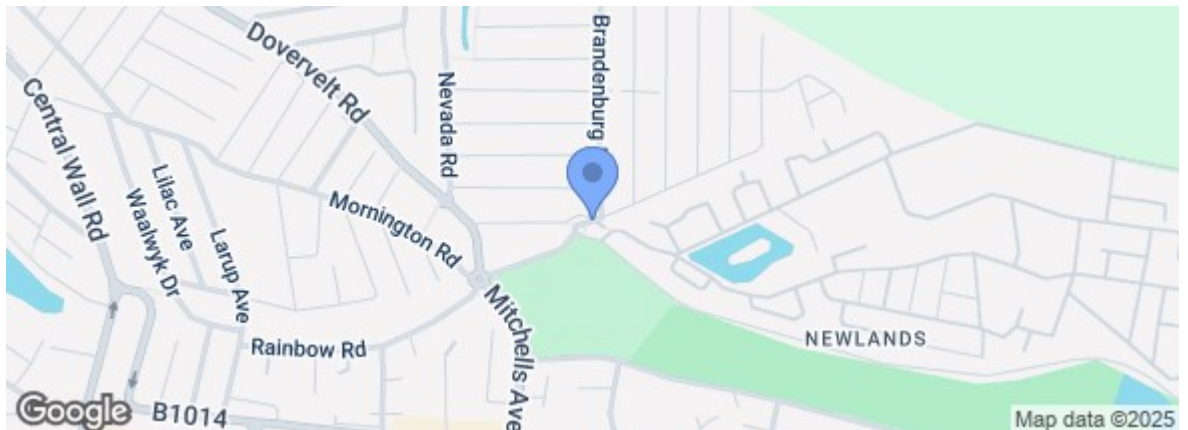
L- 2.78 W- 0.88

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 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.