



\* £350,000- £375,000 \* THREE DOUBLE BEDROOMS \* AMPLE PARKING \* VERSATILE ACCOMMODATION WITH FURTHER POTENTIAL TO EXTEND STP \* Just moments from the beachfront is this huge family home boasting a generous lounge diner, a large kitchen with a separate utility and two shower rooms. The property is located close to excellent amenities including Leigh Beck Infant and Primary Academy and the seafront facilities.

- Semi detached house
- Ample gated parking
- Large kitchen with separate utility room
- Stones throw from the beachfront
- Close to favoured schools
- Three double bedrooms
- Two shower rooms
- Low maintenance rear garden with hot tub area
- Exciting potential to extend STP
- Leigh Beck Infant and Nursery School and Castle View Secondary School Catchments

## Dovercliff Road

Canvey Island

**£350,000**

Guide Price





# Dovercliff Road



## Frontage

Gated front driveway for at least two/tree vehicles, shingled front garden area, access to:

## Entrance Porch

6'9" x 5'6"

Obscured double-glazed windows to side and front aspect, double-glazed wooden entrance door to side aspect, tiled floor, glass to door:

## L-Shaped Lounge/Diner

25'2" > 13'11" x 22'0" > 10'10"

Smooth coved ceiling with feature cornice lighting, two feature fireplaces with log burners, double glazed windows to front bay, window to rear looking into the kitchen, double glazed doors to rear leading out to the garden, wooden parquet flooring, two radiators, spiral staircase to the first floor, door to:

## Bedroom Two

11'4" x 10'11"

Double glazed window to front, smooth coved ceilings, radiator with cover, tiled floor.

## Inner Hallway

3'9" x 3'0"

Smooth ceiling, tiled floor, door to:

## Bedroom Three

11'10" x 9'10"

Double-glazed window to front aspect, smooth coved ceilings, tiled floor.

## Downstairs Shower Room

9'10" > 6'6" x 5'9"

Double walk-in shower area, low-level WC, vanity unit wash basin, shower screening walls, tiled floor, radiator, extractor fan, and sensor light.

## Kitchen/Diner

18'4" x 10'5"

Smooth coved ceiling, double glazed windows to side aspect, double glazed French doors to side aspect leading to the garden, kitchen comprising of wall and base level units with a roll edge laminate worktop, space for range gas hob and oven, space for an extractor fan, space for a dishwasher, space for fridge/freezer, 1.5 sink and drainer with mixer tap, tiled splashbacks, breakfast bar, tiled floor.

## Utility Room

10'4" x 6'5" > 4'0"

Smooth ceilings, lino flooring, space for washing machine, space for tumble dryer, working bench, double glazed window to side, shelving.

## First Floor Landing

Smooth ceiling, double glazed Velux window to rear aspect, loft hatch, double storage cupboard, carpet to both rooms.

## Bedroom One

13'4" x 14'0"

Full range of fitted wardrobes and doors, built-in dressing table, radiator, carpet, eves storage, two double glazed windows to front aspect,

## Upstairs Shower Room

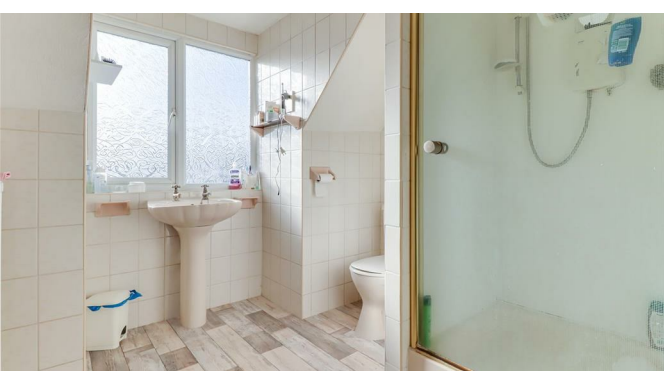
13'6" x 7'6"

Obscured double glazed window to front, three piece suite comprising of a pedicle wash basin, low level WC, built-in shower, part tiled walls, lino flooring, radiator.

## Rear Garden

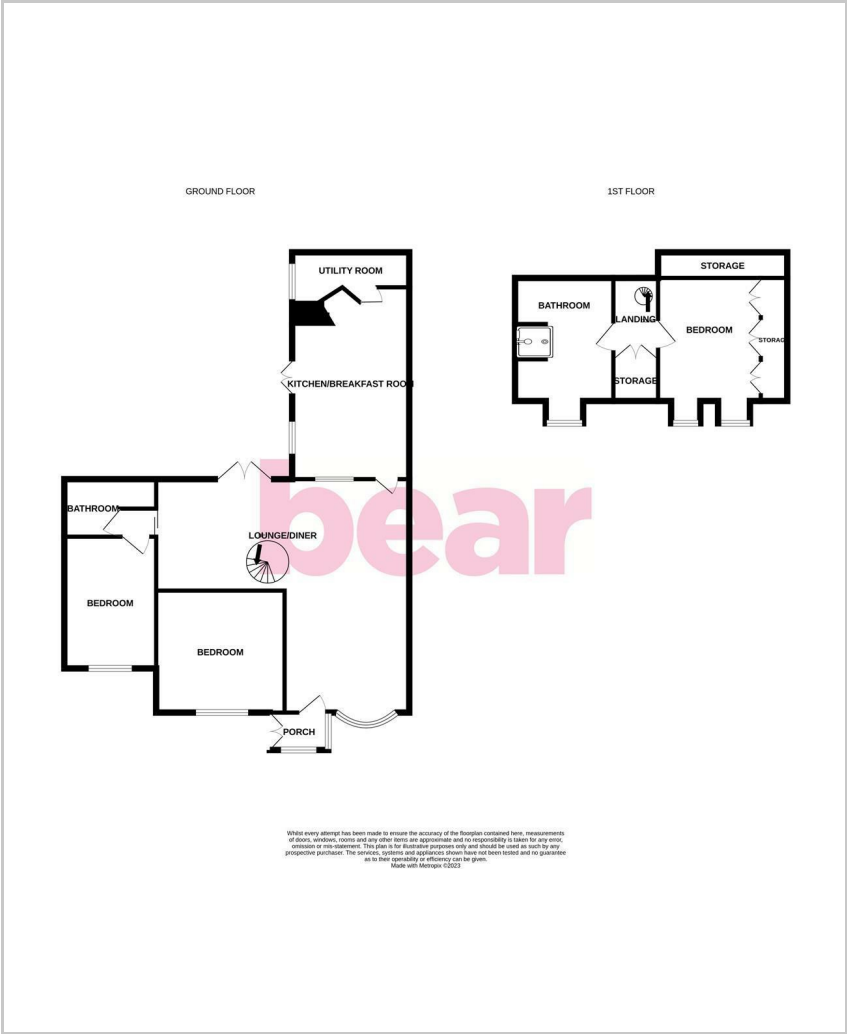
Filed garden for low maintenance with undercover jacuzzi area that will remain, large storage unit, power, and lighting.



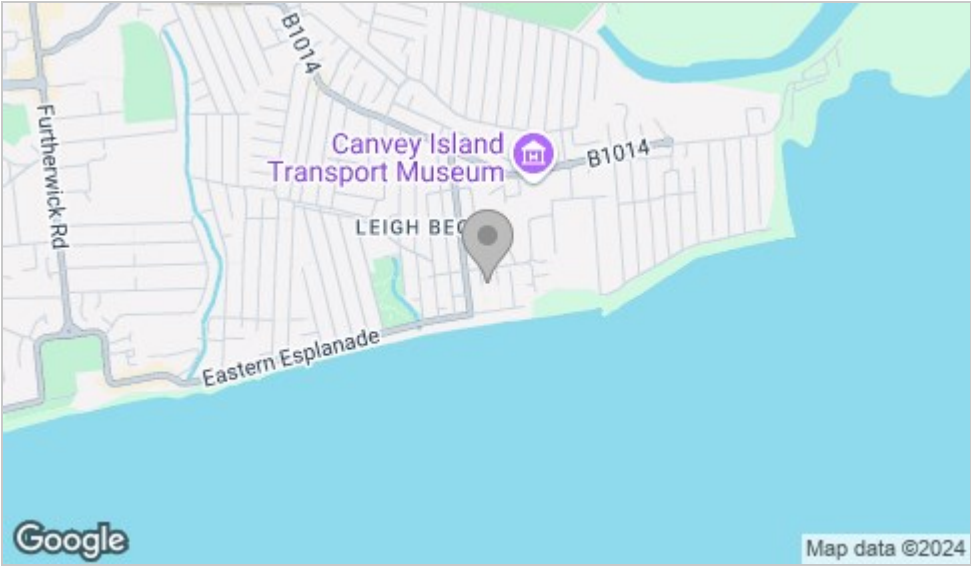




# Floor Plan



# Area Map



# Viewing

Please contact our Canvey Island Office on 01268 988 688 if you wish to arrange a viewing appointment for this property or require further information.

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62 Furtherwick Road, Canvey Island, Essex, SS8 7AE

Office: 01268 988 688 [canvey@bearestateagents.co.uk](mailto:canvey@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

