



L I O N E L R O A D

Your new home nestled in the heart of vibrant Canvey Island





L I O N E L R O A D



Perfectly crafted for modern living

Introducing

LIONEL ROAD

Canvey Island, Essex, SS8 9DE

An outstanding collection of
luxury 2, 3 & 4 bedroom homes and
stylish 1 & 2 bedroom apartments





Love where you live





A PLACE TO DISCOVER



“Follow one of the many walking trails in the area and enjoy the extensive coastal views.”

The sense of being in the middle of a thriving local community, where independent shops give the area character, typifies the spirit of Canvey Island. This special place is steeped in history and period charm, yet very much a vibrant, contemporary village, perfect for families, couples or just a place to call your own.







A GREAT START IN LIFE

If you have children or you are planning a family in the future, the choice of schools close to your new home at Lionel Road will be, without doubt, one of the key deciding factors. You will be pleased to know you're spoilt for choice with many nursery, primary, junior and secondary schools right on your doorstep.

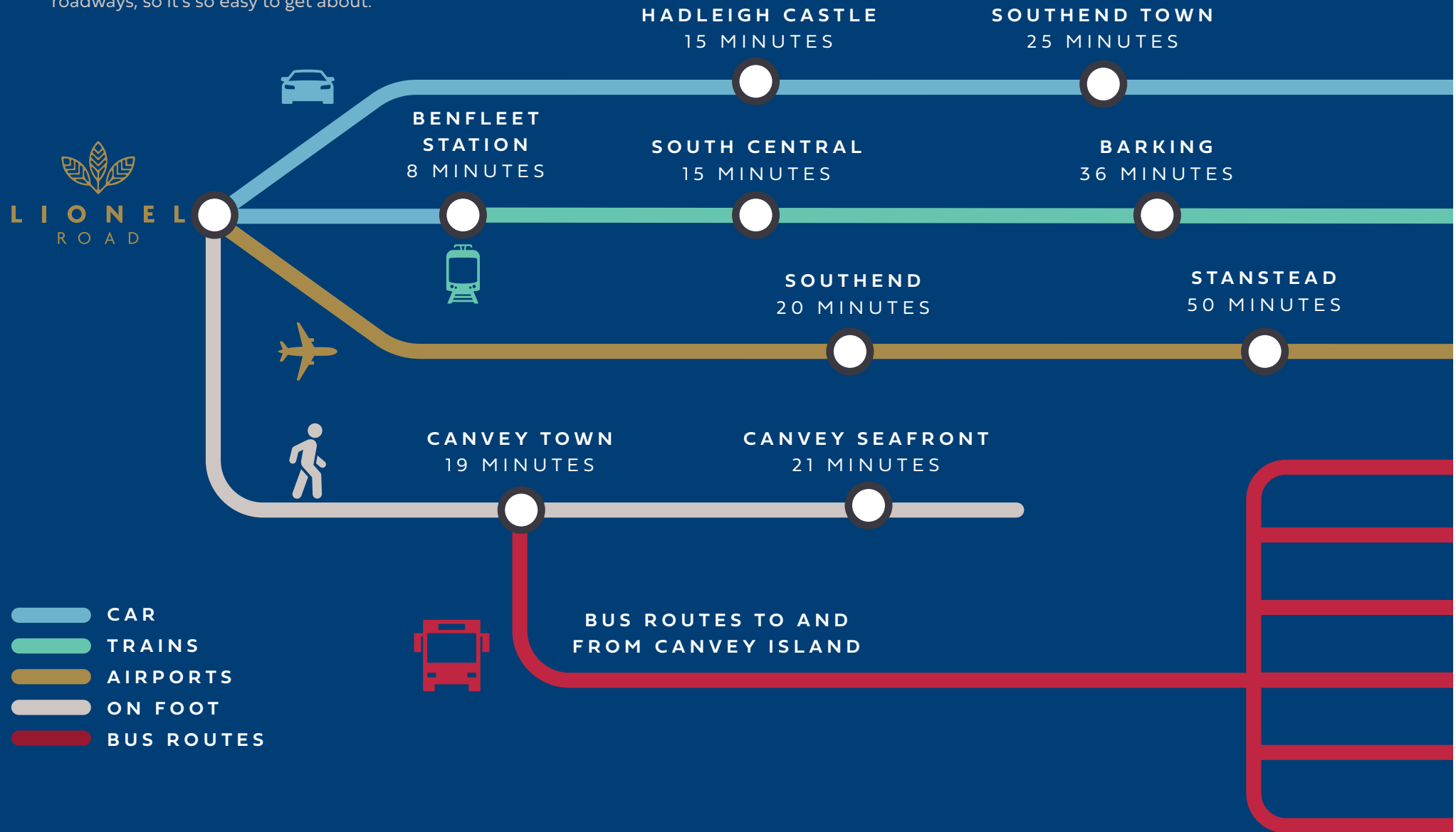
SCHOOLS – BY CAR

- Castle View Secondary School – 1 min
- St Josephs Catholic Primary School – 2 mins
- William Read Primary School and Nursery – 3 mins
- Canvey Island Infant School – 4 mins
- Canvey Junior School – 4 mins
- Lubbins Park Primary Academy and Nursery School – 4 mins
- Winter Gardens Primary Academy – 4 mins
- Leigh Beck Junior School – 5 mins
- Northwick Park Primary and Nursery Academy – 5 mins
- Cornelius Vermuyden School – 5 mins
- Leigh Beck Infant and Nursery Academy – 6 mins



STAYING CONNECTED

As well as Lionel Road's fantastic location, Canvey Island benefits from an excellent public transport network and roadways, so it's so easy to get about.



INTU LAKESIDE
31 MINUTES

BLUEWATER
38 MINUTES



WEST HAM
41 MINUTES

LIME HOUSE
46 MINUTES



GATWICK
65 MINUTES

HEATHROW
84 MINUTES



21B SOUTHEND

21C HADLEIGH (VIA SOUTH BENFLEET)

22 BASILDON (VIA SOUTH BENFLEET AND PITSEA)

27 SOUTHEND (VIA SOUTH BENFLEET, HADLEIGH, LEIGH-ON-SEA, AND WESTCLIFFE-ON-SEA)

27A SOUTHEND (VIA SOUTH BENFLEET, HADLEIGH, LEIGH-ON-SEA, AND WESTCLIFFE-ON-SEA)

B27 LEIGH-ON-SEA (VIA SOUTH BENFLEET, AND HADLEIGH)



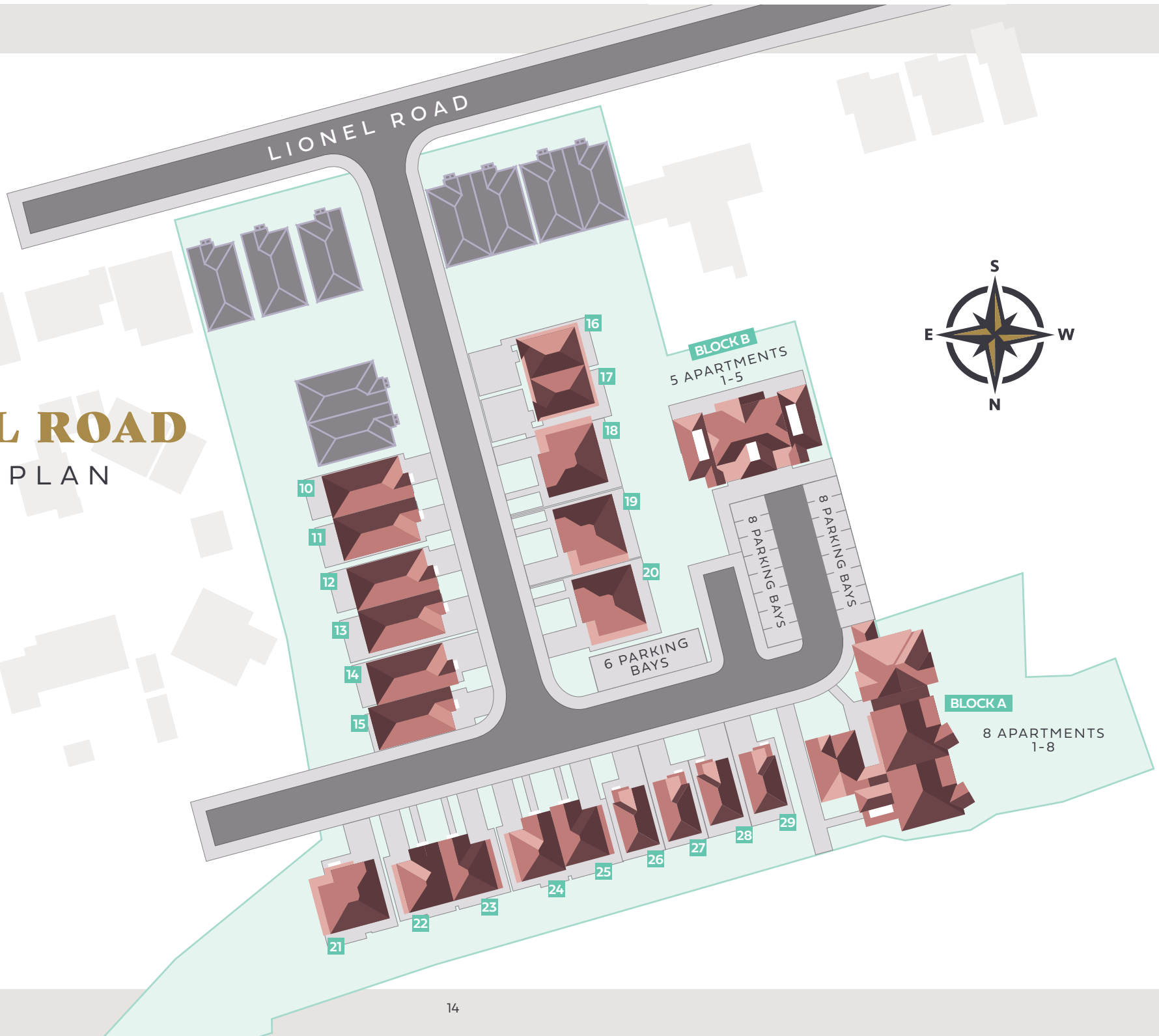
Find your bearings





LIONEL ROAD

SITE PLAN





L I O N E L R O A D

A development of just 20 semi-detached and detached houses and 13 apartments.



PLOTS 10 & 11

4 BEDROOM
SEMI-DETACHED
HOME

GROUND FLOOR

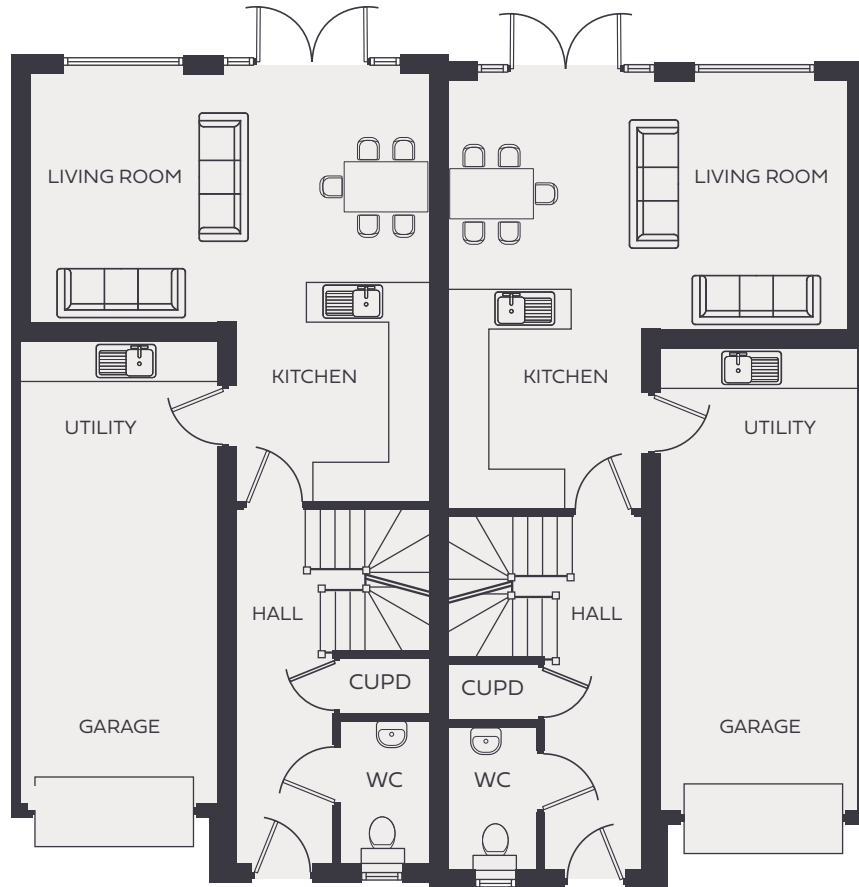
Kitchen/Living Room	6.5m x 6.0m
WC	2.2m x 1.4m
Garage	7.0m x 3.0m

FIRST FLOOR

Bedroom 1	4.1m x 2.9m
En-suite	2.2m x 1.8m
Bedroom 2	4.7m x 2.9m
Bedroom 3	3.8m x 3.1m
Bedroom 4	3.2m x 3.1m
Bathroom	2.7m x 1.8m

PLOTS 10 & 11 - 1,500 sqft

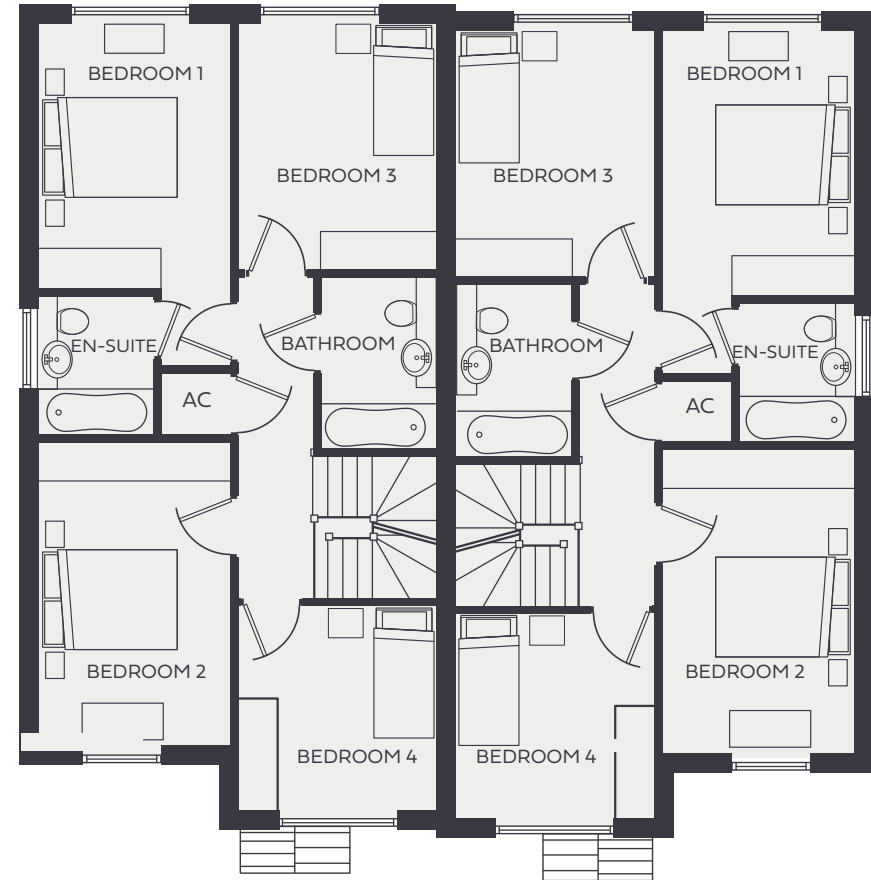
GROUND FLOOR



PLOT 11

PLOT 10

FIRST FLOOR



PLOT 11

PLOT 10



L I O N E L
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PLOTS 12 & 13

4 BEDROOM
SEMI-DETACHED
HOME

GROUND FLOOR

Kitchen/Living Room

6.5m x 6.0m

WC

2.2m x 1.4m

Garage

7.0m x 3.0m

FIRST FLOOR

Bedroom 1

4.1m x 2.9m

En-suite

2.2m x 1.8m

Bedroom 2

4.7m x 2.9m

Bedroom 3

3.8m x 3.1m

Bedroom 4

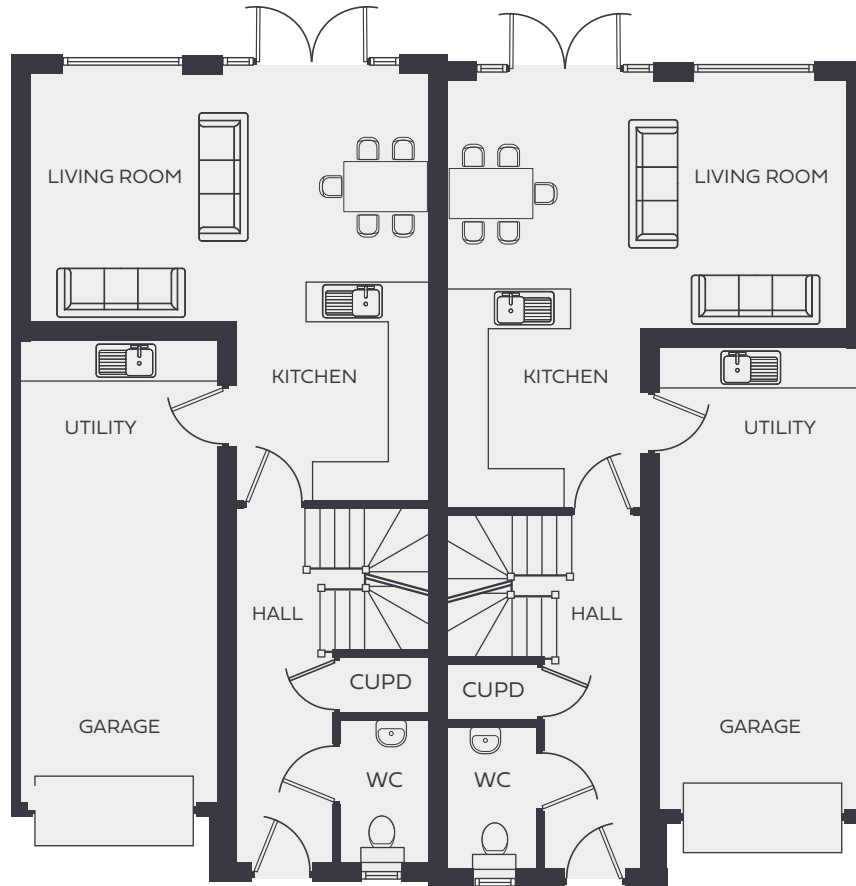
3.2m x 3.1m

Bathroom

2.7m x 1.8m

PLOTS 12 & 13 - 1,500 sqft

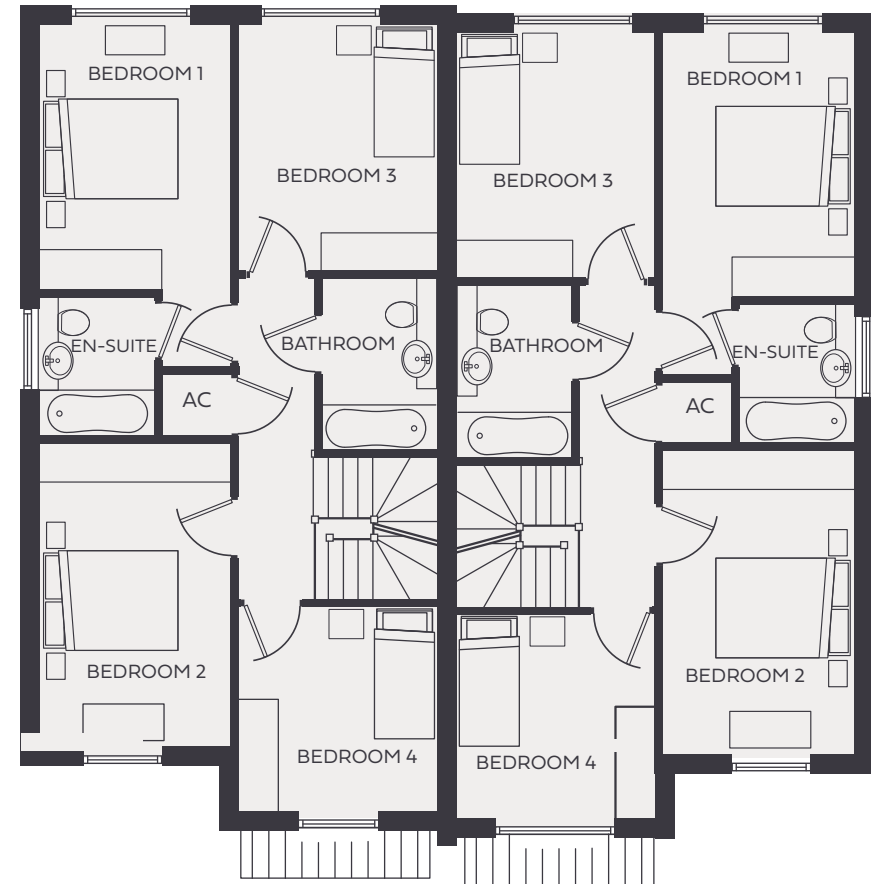
GROUND FLOOR



PLOT 13

PLOT 12

FIRST FLOOR



PLOT 13

PLOT 12



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PLOTS 14 & 15

4 BEDROOM
SEMI-DETACHED
HOME

GROUND FLOOR

Kitchen/Living Room

6.5m x 6.0m

WC

2.2m x 1.4m

Garage

7.0m x 3.0m

FIRST FLOOR

Bedroom 1

4.1m x 2.9m

En-suite

2.2m x 1.8m

Bedroom 2

4.7m x 2.9m

Bedroom 3

3.8m x 3.1m

Bedroom 4

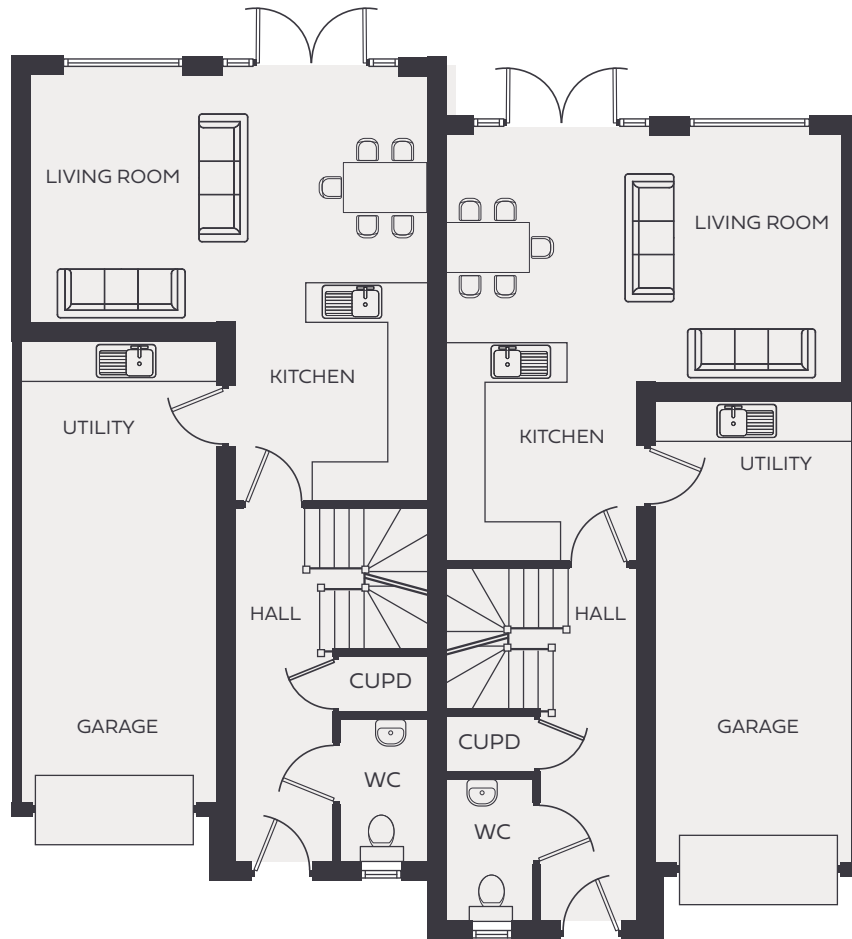
3.2m x 3.1m

Bathroom

2.7m x 1.8m

PLOTS 14 & 15 - 1,500 sqft

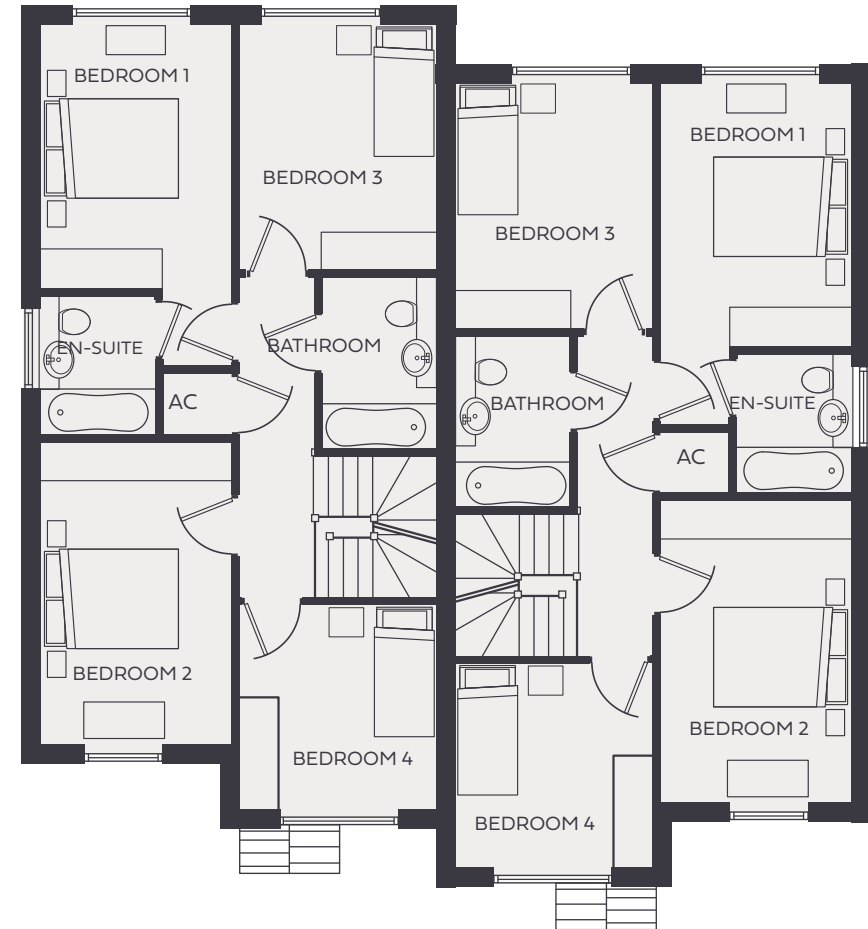
GROUND FLOOR



PLOT 15

PLOT 14

FIRST FLOOR



PLOT 15

PLOT 14



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PLOTS 16 & 17

3 BEDROOM
SEMI-DETACHED
HOME

GROUND FLOOR

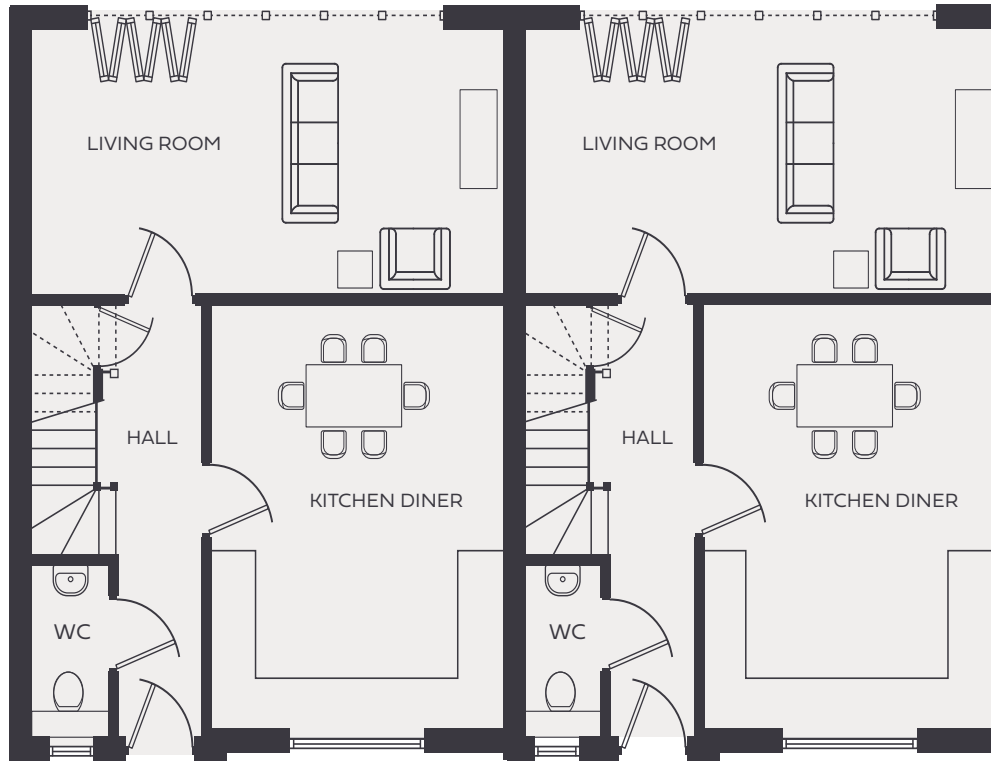
Kitchen	3.1m x 4.0m
Living Room	3.3m x 6.3m
WC	2.1m x 1.1m

FIRST FLOOR

Bedroom 1	3.4m x 3.9m
En-suite	1.9m x 2.3m
Bedroom 2	3.0m x 3.5m
Bedroom 3	3.3m x 2.7m
Bathroom	2.0m x 2.4m

PLOTS 16 & 17 - 1,200 sqft

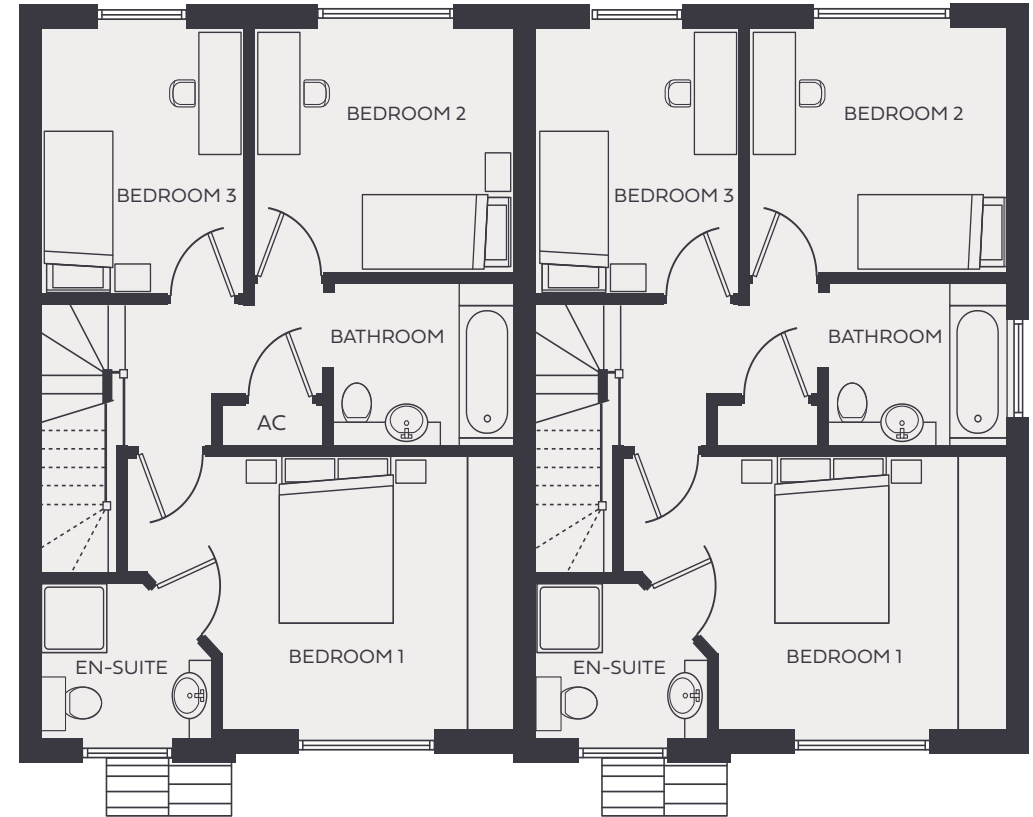
GROUND FLOOR



PLOT 16

PLOT 17

FIRST FLOOR



PLOT 16

PLOT 17



L I O N E L
R O A D



PLOT 18

4 BEDROOM
DETACHED HOME

GROUND FLOOR

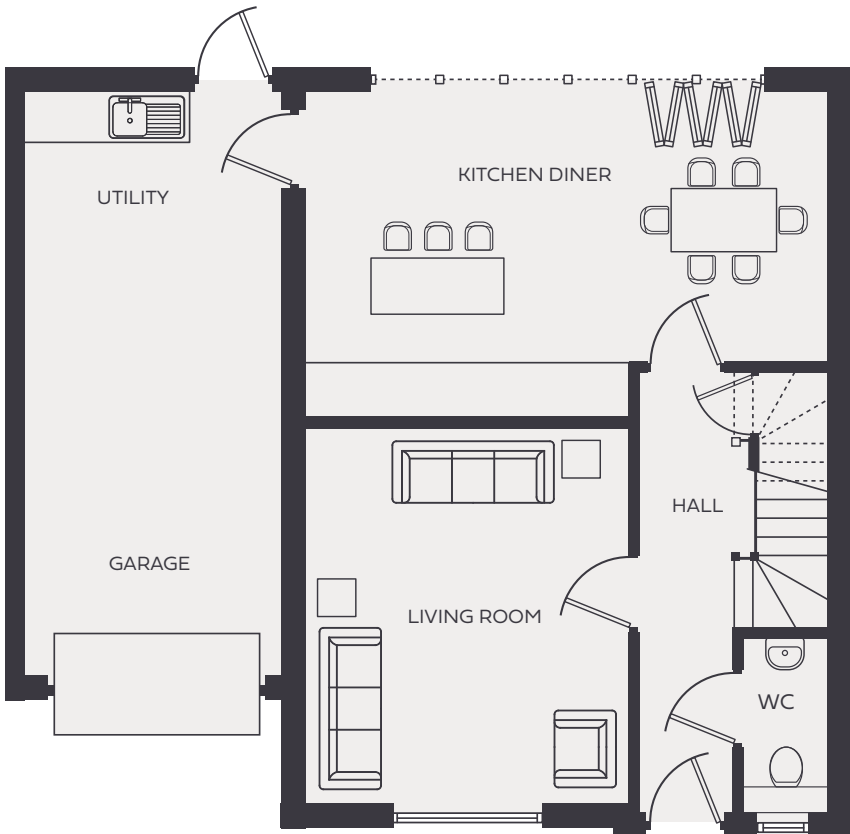
Kitchen	4.5m x 6.3m
Living Room	2.7m x 4.0m
WC	2.1m x 1.1m
Garage	7.0m x 3.1m

FIRST FLOOR

Bedroom 1	3.3m x 4.0m
En-suite	2.0m x 2.3m
Bedroom 2	3.3m x 3.0m
Bedroom 3	3.3m x 2.7m
Bedroom 4	3.3m x 2.7m
Bathroom	3.7m x 2.2m

PLOT 18 - 1,600 sqft

GROUND FLOOR



FIRST FLOOR





PLOT 19

4 BEDROOM
DETACHED HOME

GROUND FLOOR

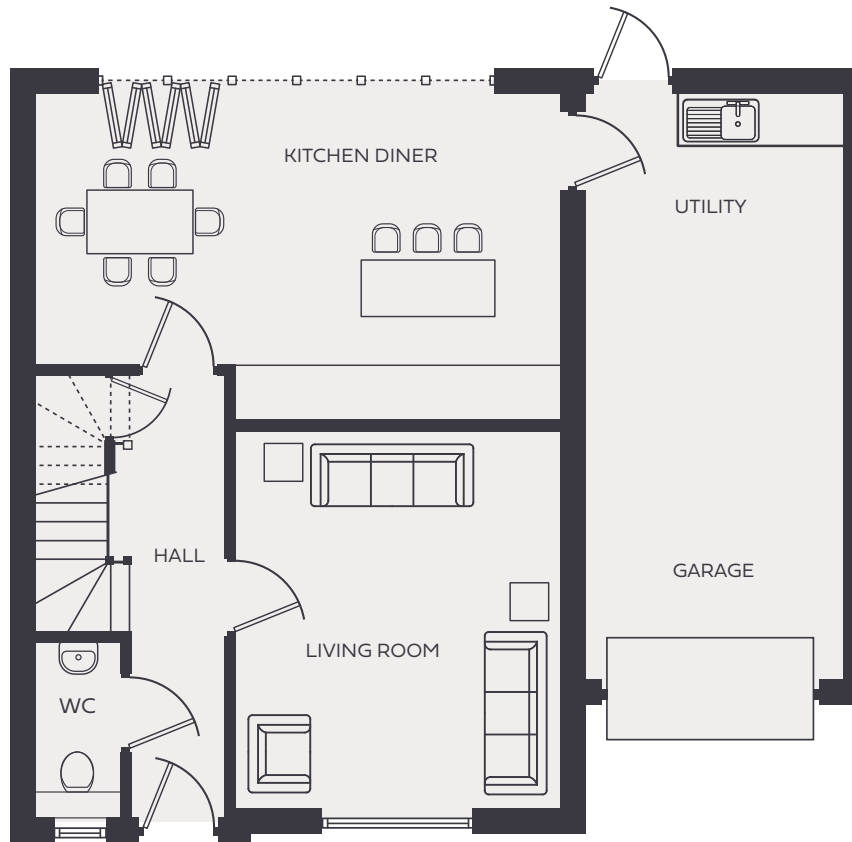
Kitchen	4.5m x 6.3m
Living Room	2.7m x 4.0m
WC	2.1m x 1.1m
Garage	7.0m x 3.1m

FIRST FLOOR

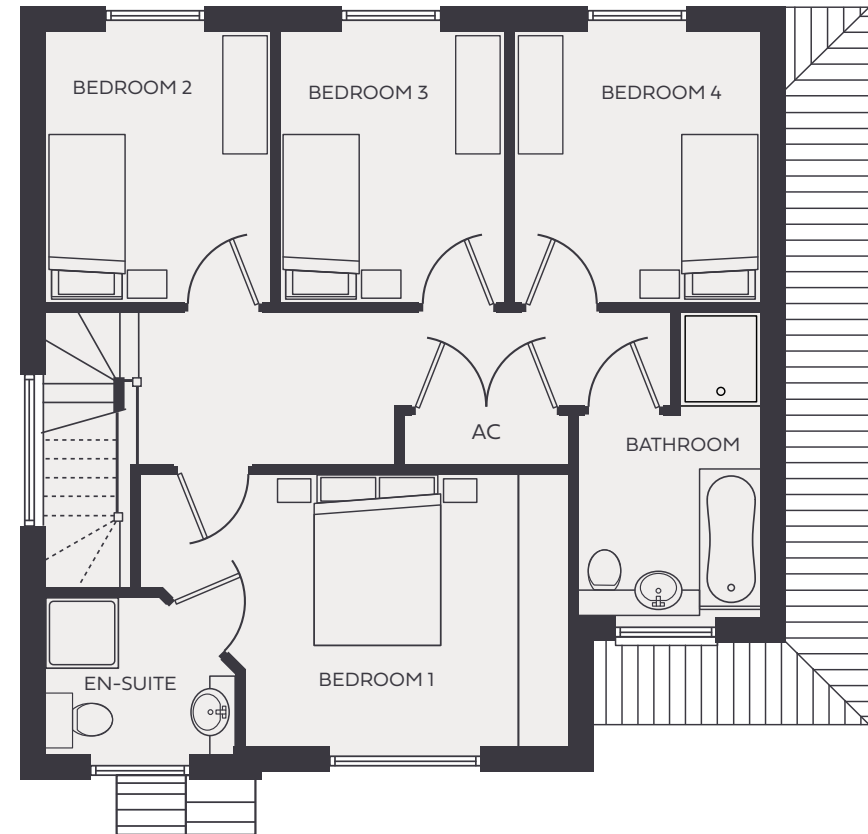
Bedroom 1	3.3m x 4.0m
En-suite	2.0m x 2.3m
Bedroom 2	3.3m x 3.0m
Bedroom 3	3.3m x 2.7m
Bedroom 4	3.3m x 2.7m
Bathroom	3.7m x 2.2m

PLOT 19 - 1,600 sqft

GROUND FLOOR



FIRST FLOOR



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PLOT 20

4 BEDROOM
DETACHED HOME

GROUND FLOOR

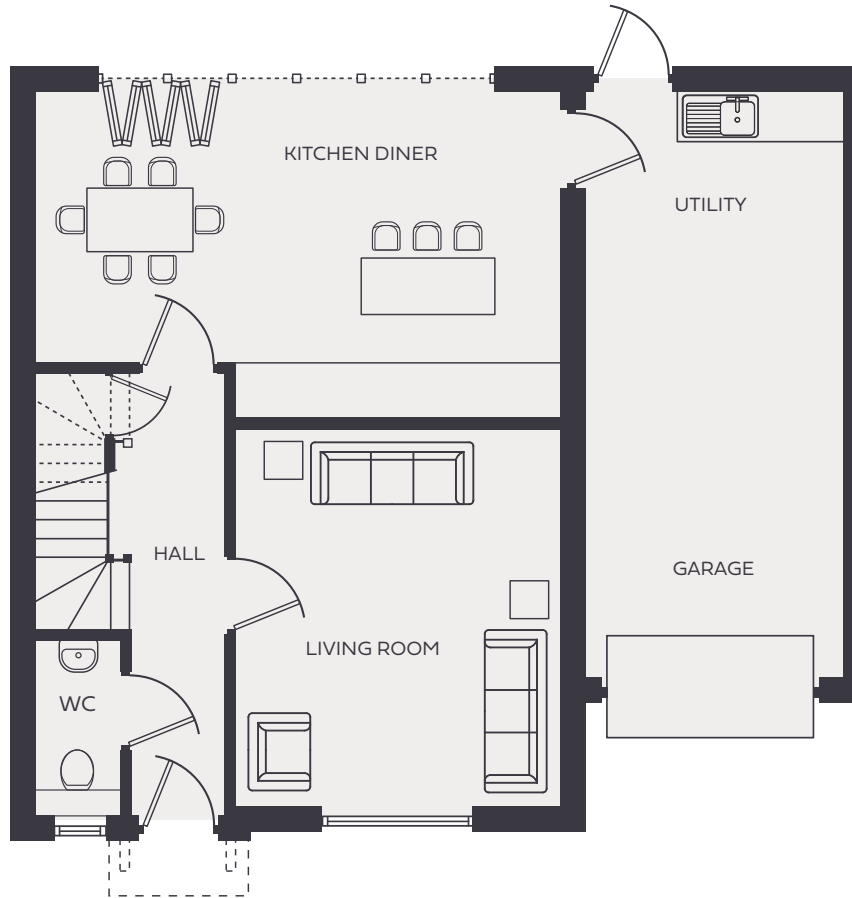
Kitchen	4.5m x 6.3m
Living Room	2.7m x 4.0m
WC	2.1m x 1.1m
Garage	7.0m x 3.1m

FIRST FLOOR

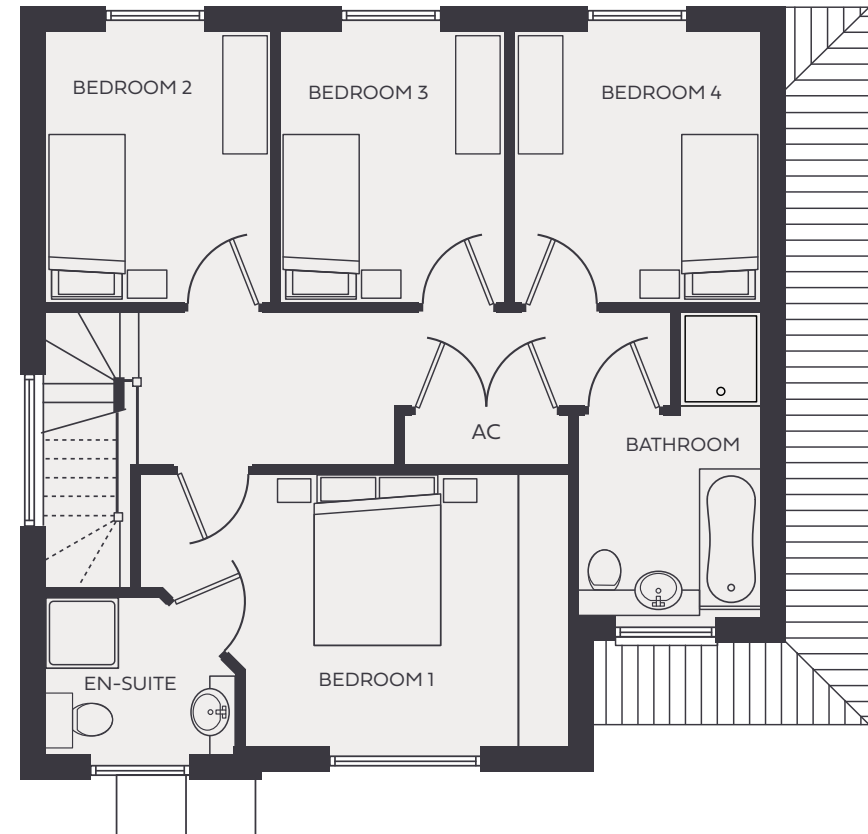
Bedroom 1	3.3m x 4.0m
En-suite	2.0m x 2.3m
Bedroom 2	3.3m x 3.0m
Bedroom 3	3.3m x 2.7m
Bedroom 4	3.3m x 2.7m
Bathroom	3.7m x 2.2m

PLOT 20 - 1,600 sqft

GROUND FLOOR



FIRST FLOOR



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PLOT 21

4 BEDROOM
DETACHED HOME

GROUND FLOOR

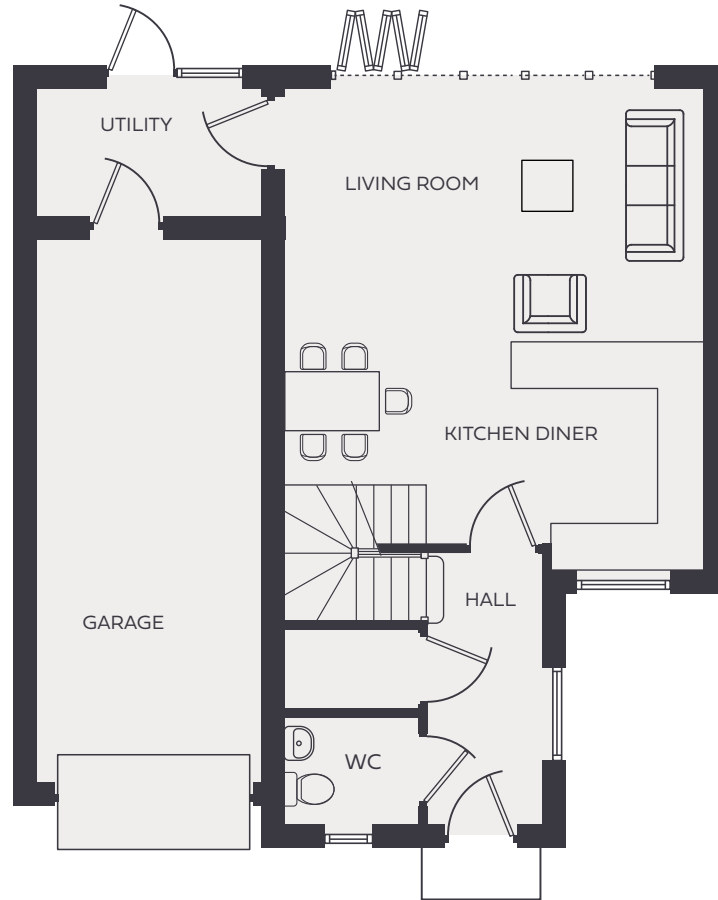
Kitchen/Living Room	6.9m x 5.4m
Utility Room	1.7m x 3.0m
WC	1.4m x 1.8m
Garage	7.0m x 3.0m

FIRST FLOOR

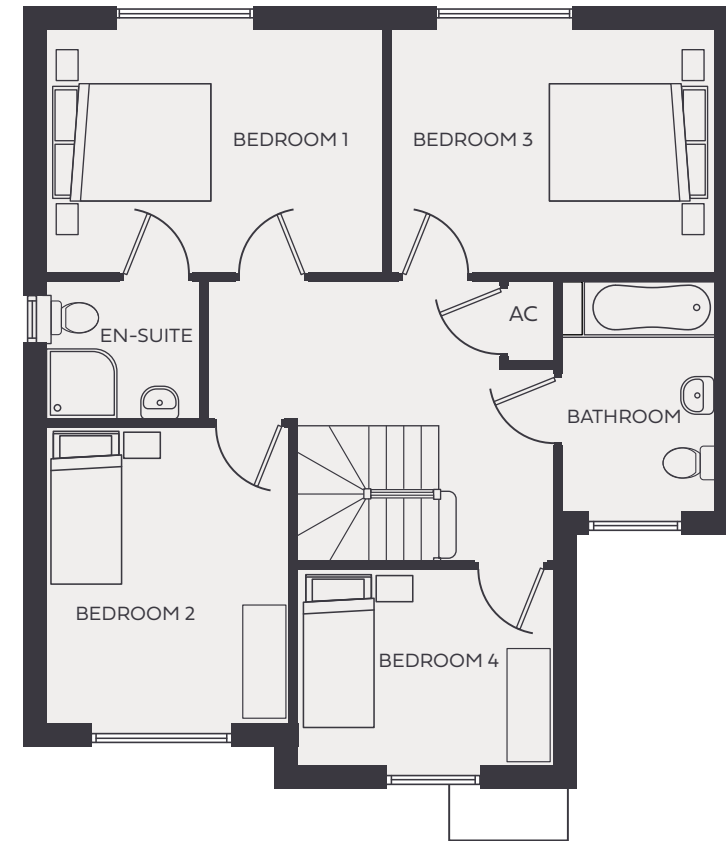
Bedroom 1	3.2m x 4.4m
En-suite	1.8m x 2.0m
Bedroom 2	3.9m x 3.2m
Bedroom 3	4.2m x 3.2m
Bedroom 4	2.6m x 3.3m
Bathroom	3.0m x 2.0m

PLOT 21 - 1,580 sqft

GROUND FLOOR



FIRST FLOOR



L I O N E L
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PLOTS 22 & 23

3 BEDROOM
SEMI-DETACHED
HOME

GROUND FLOOR

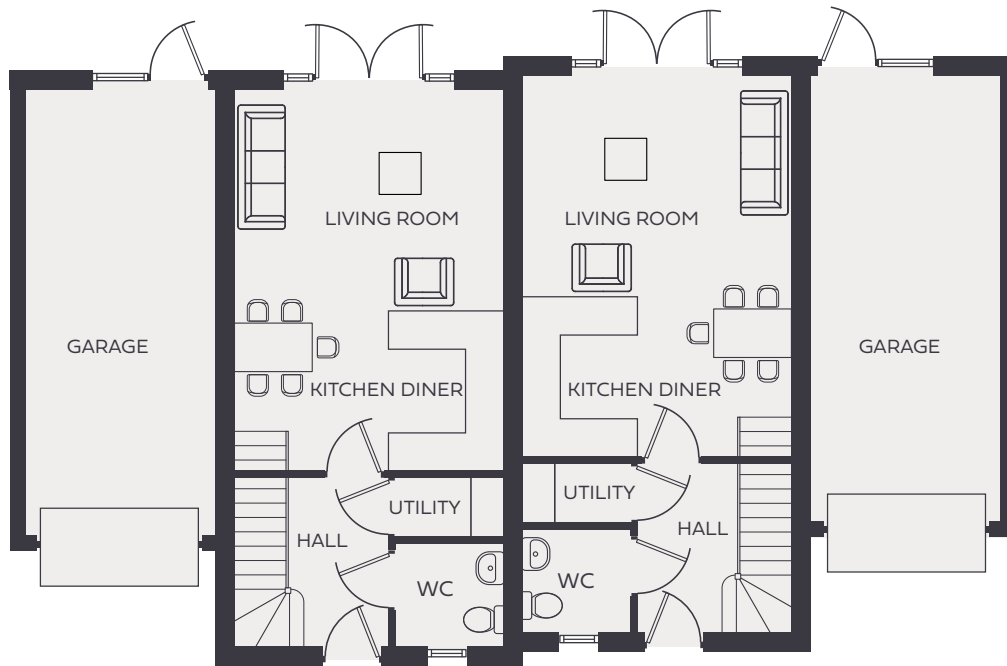
Kitchen/Living Room	6.0m x 4.3m
Utility Room	1.2m x 1.7m
WC	1.7m x 1.7m
Garage	7.0m x 3.0m

FIRST FLOOR

Bedroom 1	3.4m x 3.6m
En-suite	1.8m x 1.7m
Bedroom 2	3.4m x 3.0m
Bedroom 3	2.8m x 3.8m
Bathroom	2.9m x 2.2m
Airing Cupboard	1.1m x 2.5m

PLOTS 22 & 23 - 1,250 sqft

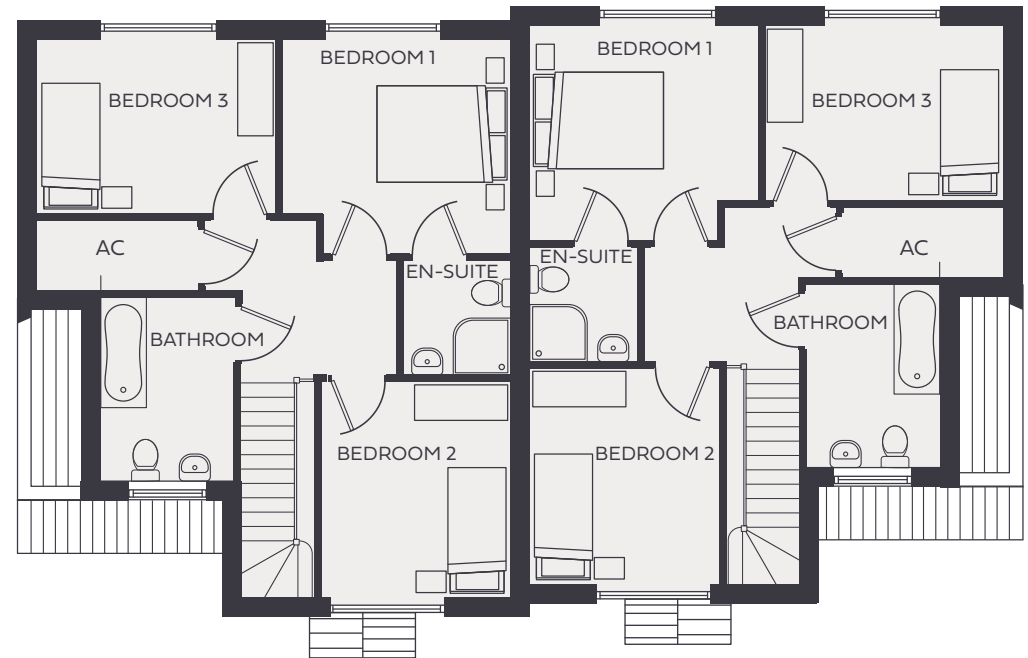
GROUND FLOOR



PLOT 23

PLOT 22

FIRST FLOOR



PLOT 23

PLOT 22



L I O N E L
R O A D



PLOTS 24 & 25

3 BEDROOM
SEMI-DETACHED
HOME

GROUND FLOOR

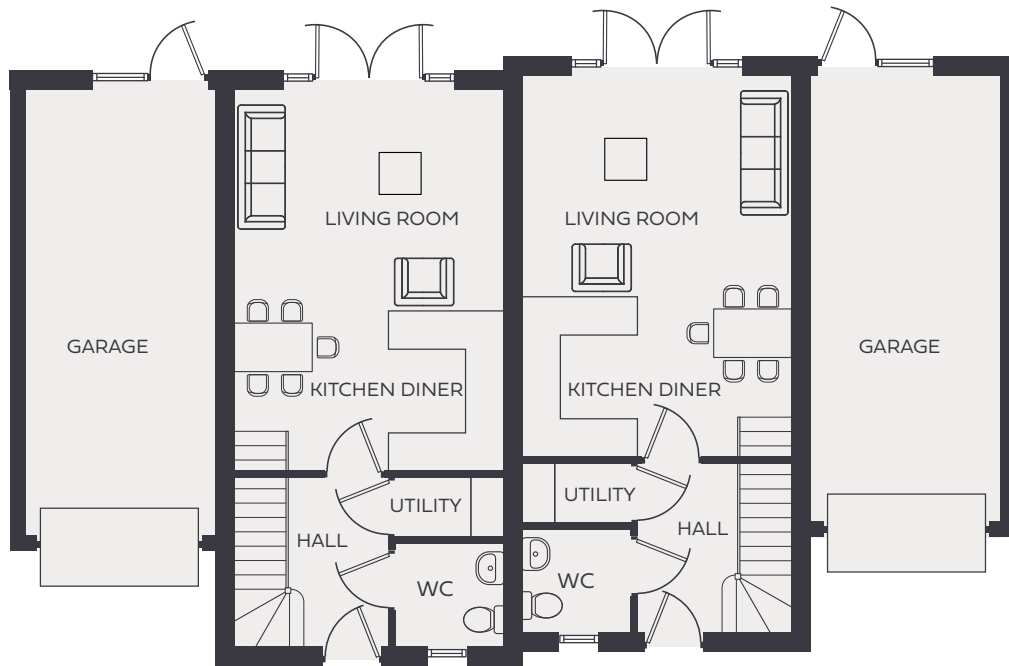
Kitchen/Living Room	6.0m x 4.3m
Utility Room	1.2m x 1.7m
WC	1.7m x 1.7m
Garage	7.0m x 3.0m

FIRST FLOOR

Bedroom 1	3.4m x 3.6m
En-suite	1.8m x 1.7m
Bedroom 2	3.4m x 3.0m
Bedroom 3	2.8m x 3.8m
Bathroom	2.9m x 2.2m
Airing Cupboard	1.1m x 2.5m

PLOTS 24 & 25 - 1,250 sqft

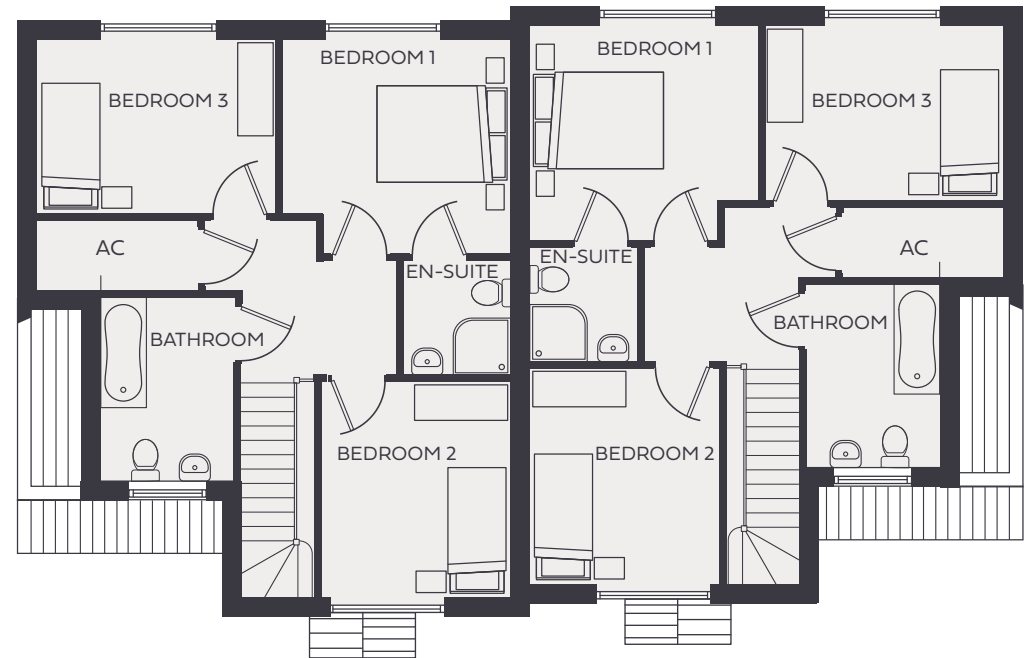
GROUND FLOOR



PLOT 25

PLOT 24

FIRST FLOOR



PLOT 25

PLOT 24



L I O N E L
R O A D



PLOT 26

2 BEDROOM
DETACHED HOME

GROUND FLOOR

Kitchen/Living Room

5.6m x 4.3m

Utility Room

1.2m x 1.7m

WC

1.6m x 1.7m

FIRST FLOOR

Bedroom 1

3.0m x 4.3m

Bedroom 2

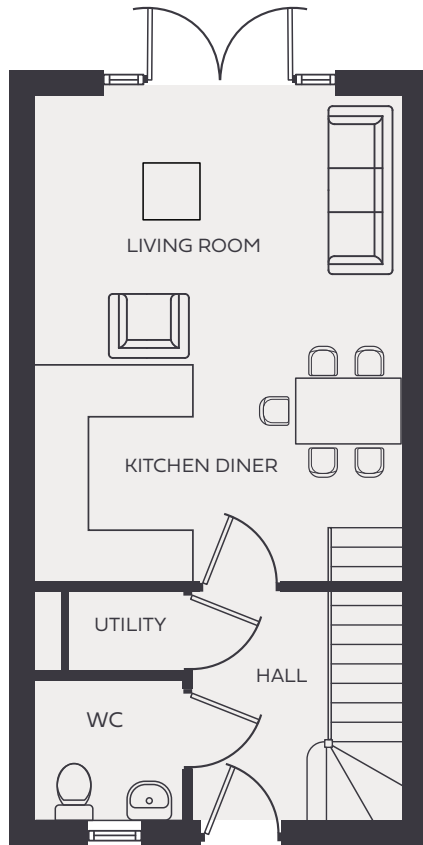
2.9m x 3.1m

Bathroom

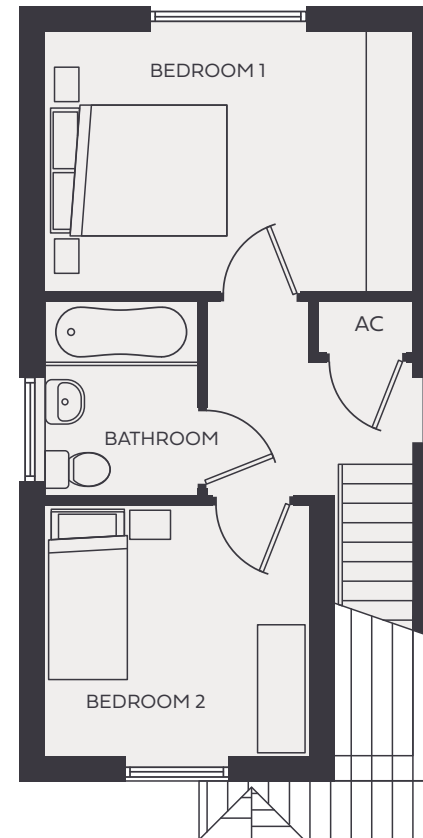
2.3m x 1.8m

PLOT 26 - 920 sqft

GROUND FLOOR



FIRST FLOOR





PLOT 27

2 BEDROOM
DETACHED HOME

GROUND FLOOR

Kitchen/Living Room

5.6m x 4.3m

Utility Room

1.2m x 1.7m

WC

1.6m x 1.7m

FIRST FLOOR

Bedroom 1

3.0m x 4.3m

Bedroom 2

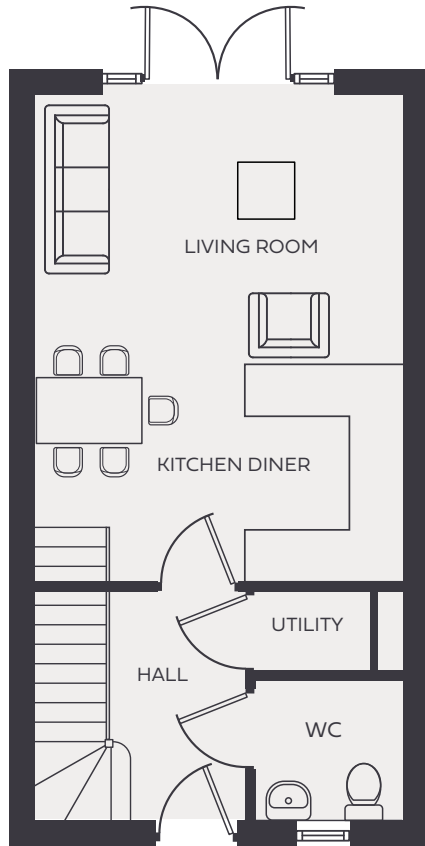
2.9m x 3.1m

Bathroom

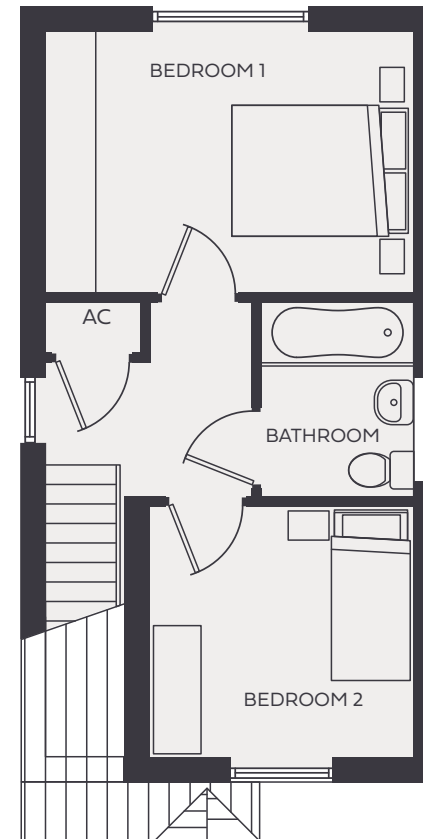
2.3m x 1.8m

PLOT 27 - 920 sqft

GROUND FLOOR



FIRST FLOOR





PLOT 28

2 BEDROOM
DETACHED HOME

GROUND FLOOR

Kitchen/Living Room

5.6m x 4.3m

Utility Room

1.2m x 1.7m

WC

1.6m x 1.7m

FIRST FLOOR

Bedroom 1

3.0m x 4.3m

Bedroom 2

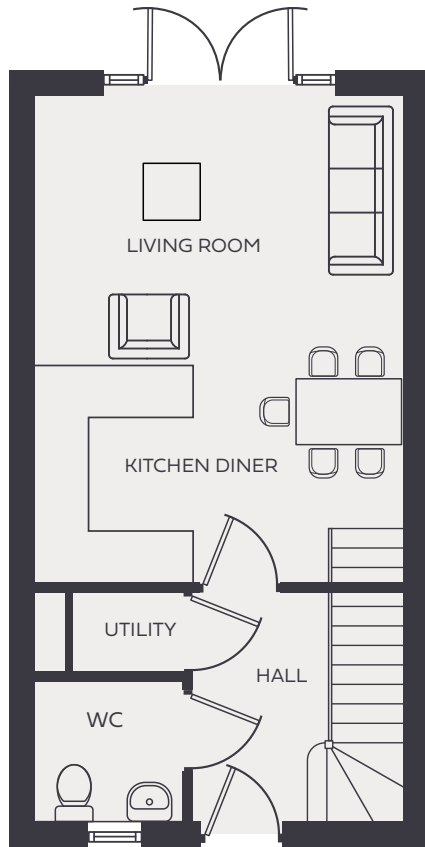
2.9m x 3.1m

Bathroom

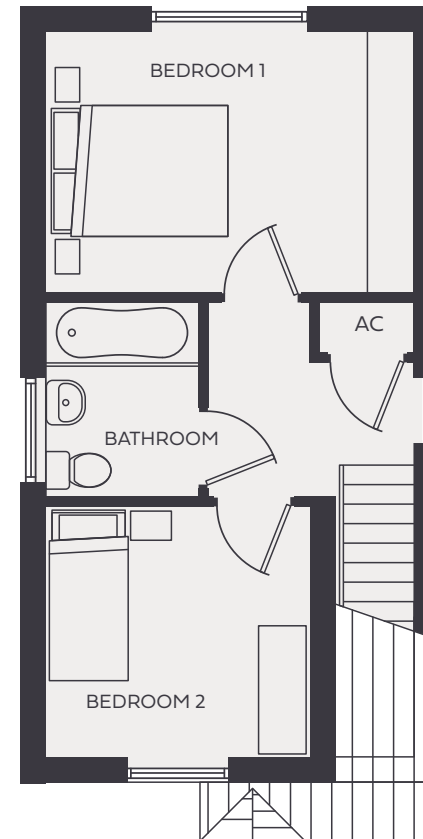
2.3m x 1.8m

PLOT 28 - 920 sqft

GROUND FLOOR



FIRST FLOOR





PLOT 29

2 BEDROOM
DETACHED HOME

GROUND FLOOR

Kitchen/Living Room

5.6m x 4.3m

Utility Room

1.2m x 1.7m

WC

1.6m x 1.7m

FIRST FLOOR

Bedroom 1

3.0m x 4.3m

Bedroom 2

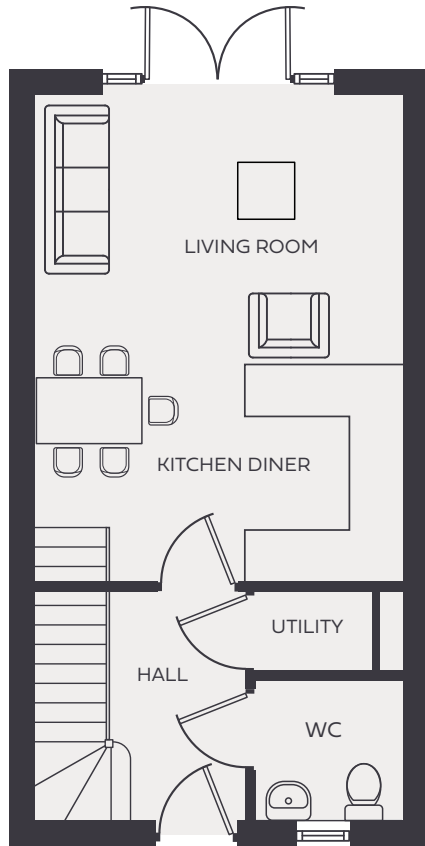
2.9m x 3.1m

Bathroom

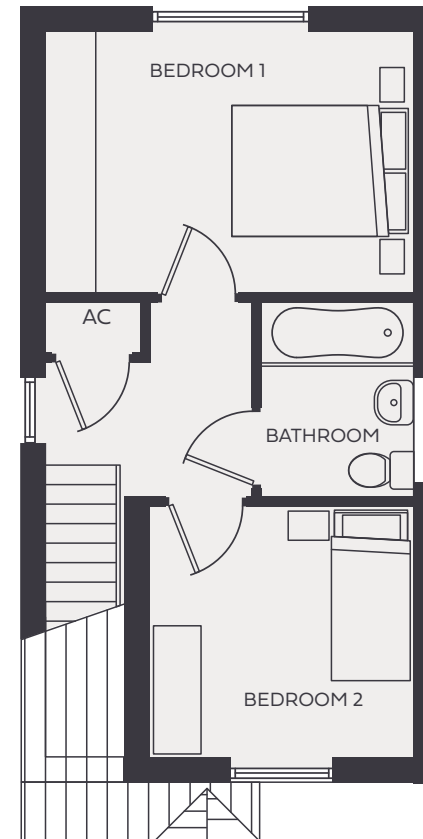
2.3m x 1.8m

PLOT 29 - 920 sqft

GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



REAR ELEVATION



APARTMENTS

1 AND 2 BEDROOMS

APARTMENT 1 GROUND FLOOR & 5 FIRST FLOOR

Kitchen/Living Room	8.1m x 5.1m
Bedroom 1	4.3m x 3.1m
Bedroom 2	3.7m x 3.2m
Bathroom	2.8m x 1.8m

APARTMENT 2 GROUND FLOOR & 6 FIRST FLOOR

Kitchen/Living Room	5.7m x 7.2m
Bedroom 1	2.8m x 4.1m
Bedroom 2	4.0m x 2.4m
Bathroom	3.3m x 2.1m

APARTMENT 3 GROUND FLOOR & 7 FIRST FLOOR

Kitchen/Living Room	5.7m x 5.8m
Bedroom 1	2.8m x 4.2m
Bedroom 2	3.5m x 3.4m
Bathroom	2.7m x 2.1m

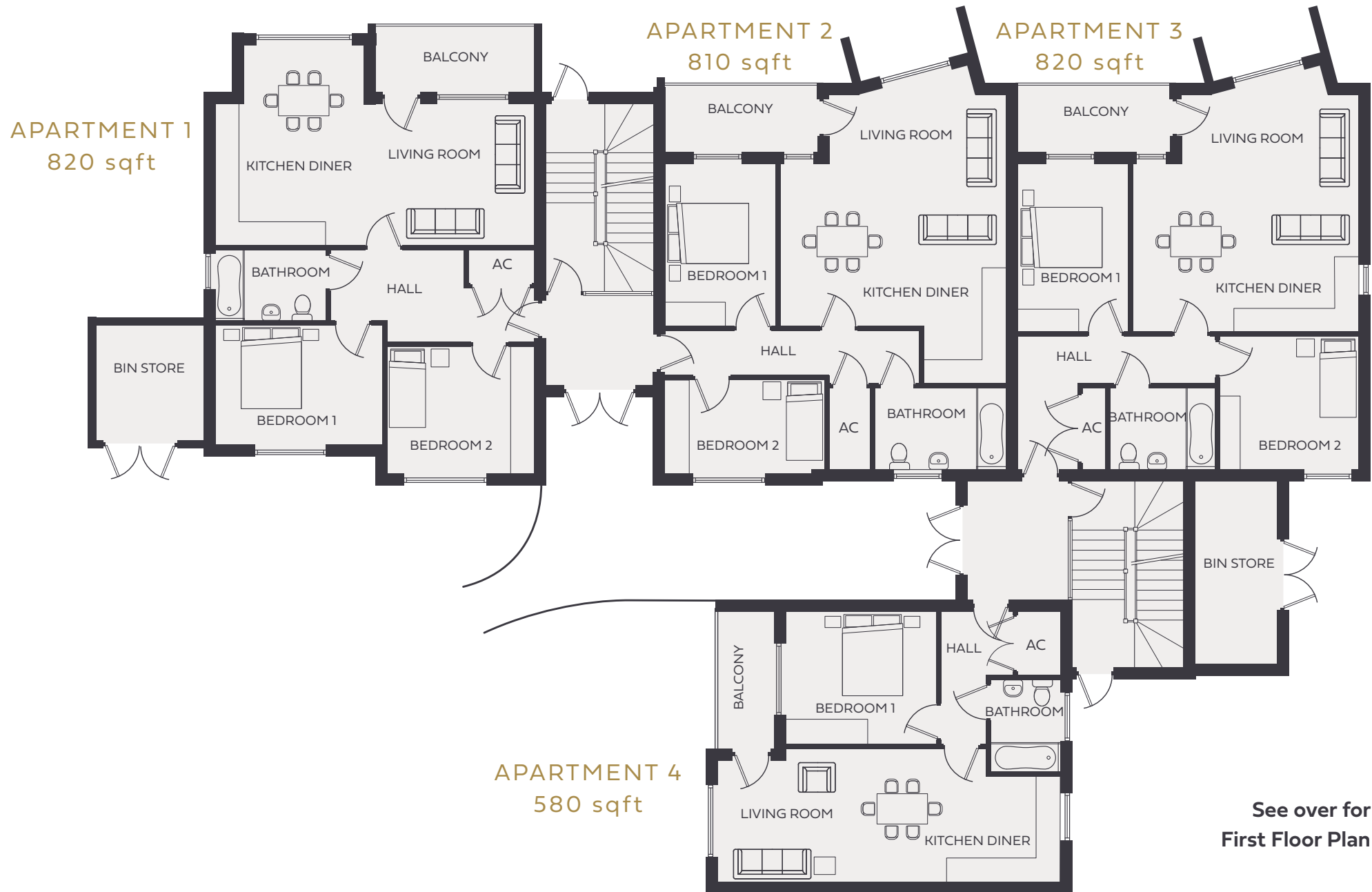
APARTMENT 4 GROUND FLOOR & 8 FIRST FLOOR

Kitchen/Living Room	6.6m x 3.4m
Bedroom 1	3.8m x 3.4m
Bathroom	1.8m x 2.3m



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BLOCK A GROUND FLOOR - APARTMENTS 1 TO 4



See over for
First Floor Plan

BLOCK A FIRST FLOOR - APARTMENTS 5 TO 8



PERFECTLY CRAFTED FEATURES, WE'VE THOUGHT OF EVERYTHING!




LIONEL
ROAD

FRONT ELEVATION



REAR ELEVATION



APARTMENTS

2 BEDROOMS

APARTMENT 1

Kitchen	2.5m x 2.5m	Bedroom 1	3.3m x 3.7m
Living Room	4.8m x 3.8m	Bedroom	3.4m x 2.5m
WC	1.2m x 2.5m	Bathroom	1.8m x 2.5m

APARTMENT 2

Kitchen/Living Room			4.6m x 6.0m
WC	1.9m x 1.6m	Bedroom 2	3.6m x 2.6m
Bedroom 1	3.6m x 3.3m	Bathroom	1.9m x 2.1m

APARTMENT 3

Kitchen/Living Room			4.7m x 6.0m
WC	1.9m x 1.6m	Bedroom 2	3.6m x 2.6m
Bedroom 1	3.6m x 3.3m	Bathroom	1.9m x 2.1m

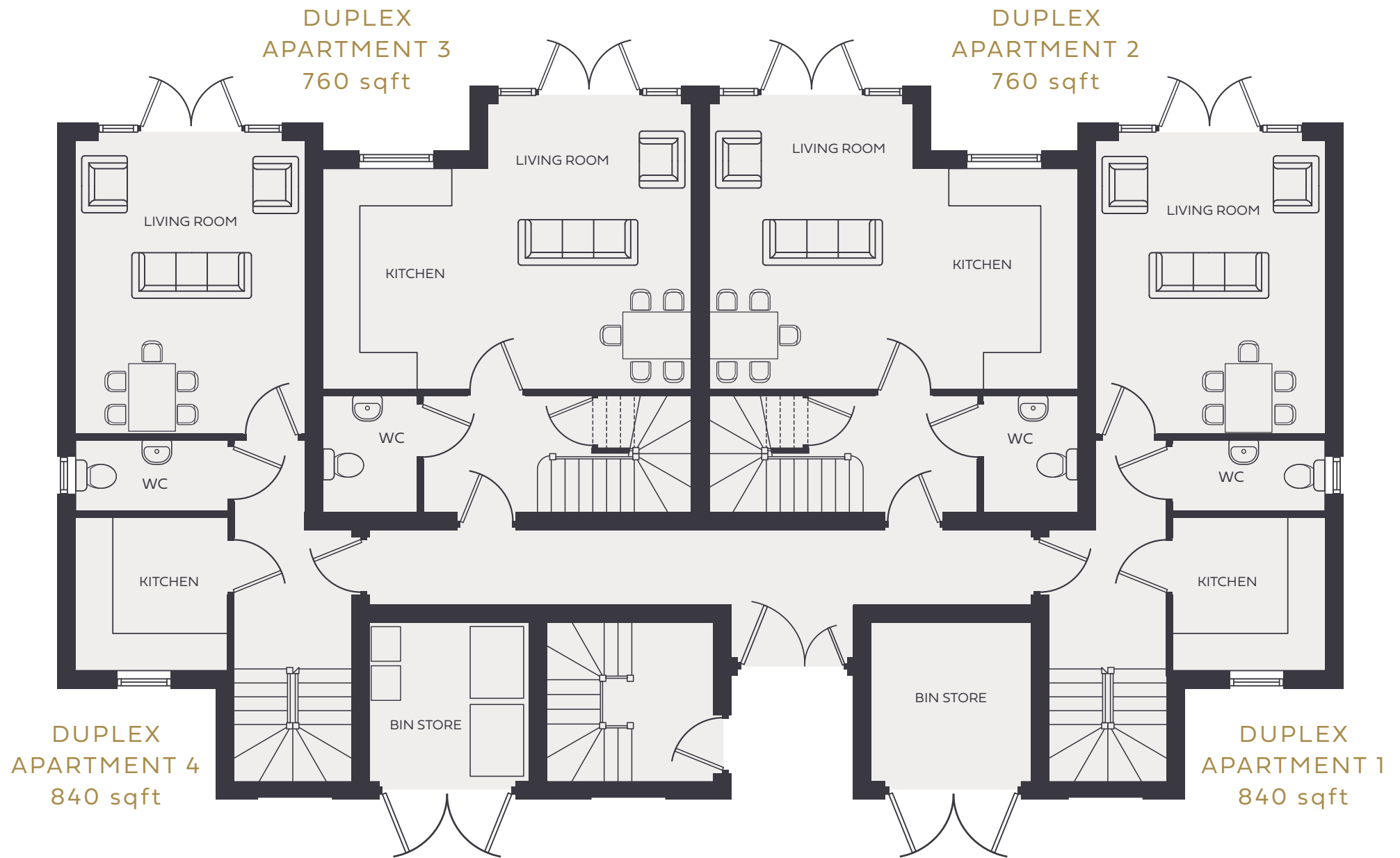
APARTMENT 4

Kitchen	2.5m x 2.5m	Bedroom 1	3.3m x 3.7m
Living Room	4.8m x 3.8m	Bedroom 2	3.4m x 2.5m
WC	1.2m x 2.5m	Bathroom	1.8m x 2.5m

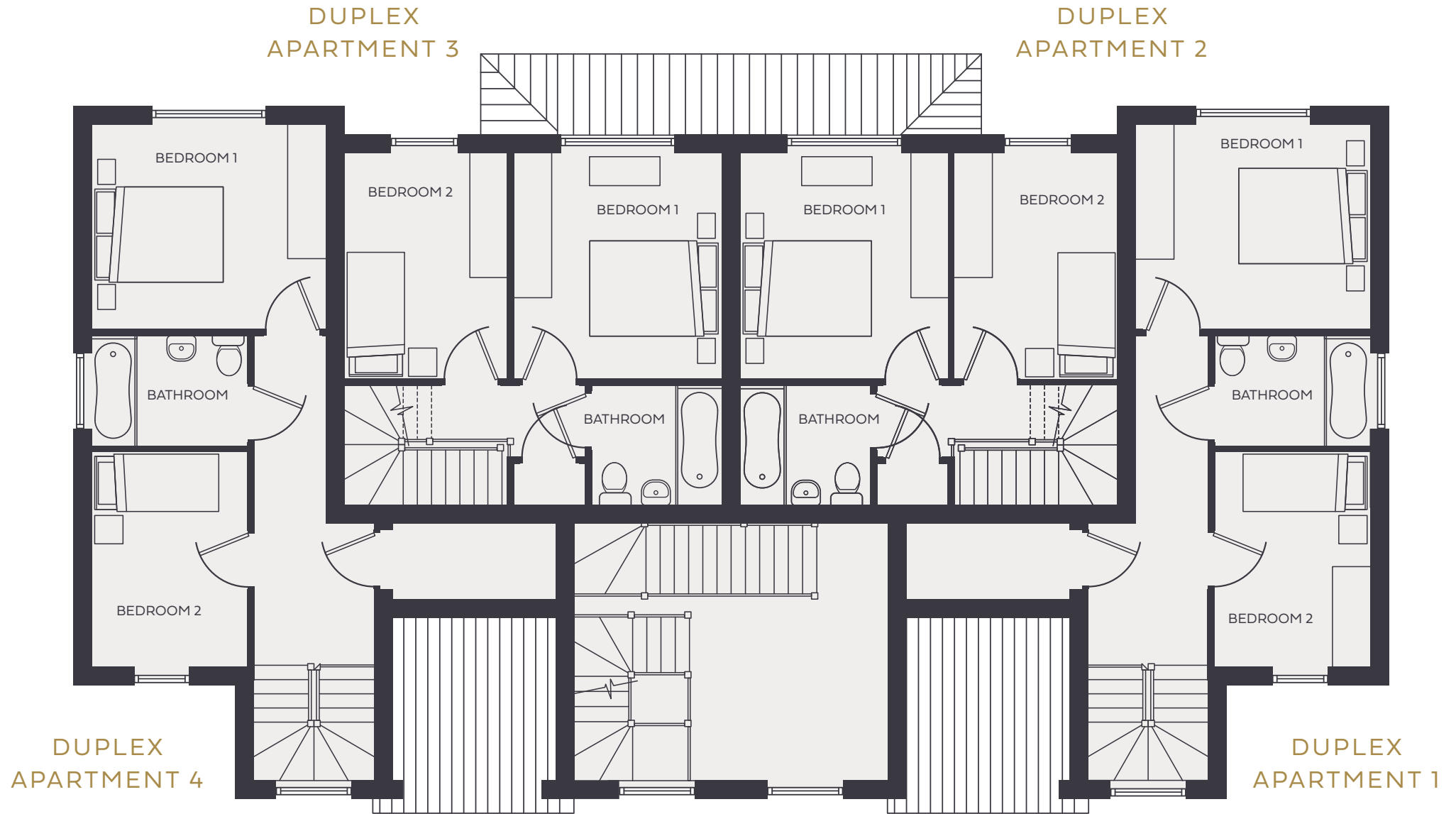


L I O N E L
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BLOCK B GROUND FLOOR - APARTMENTS 1 TO 4

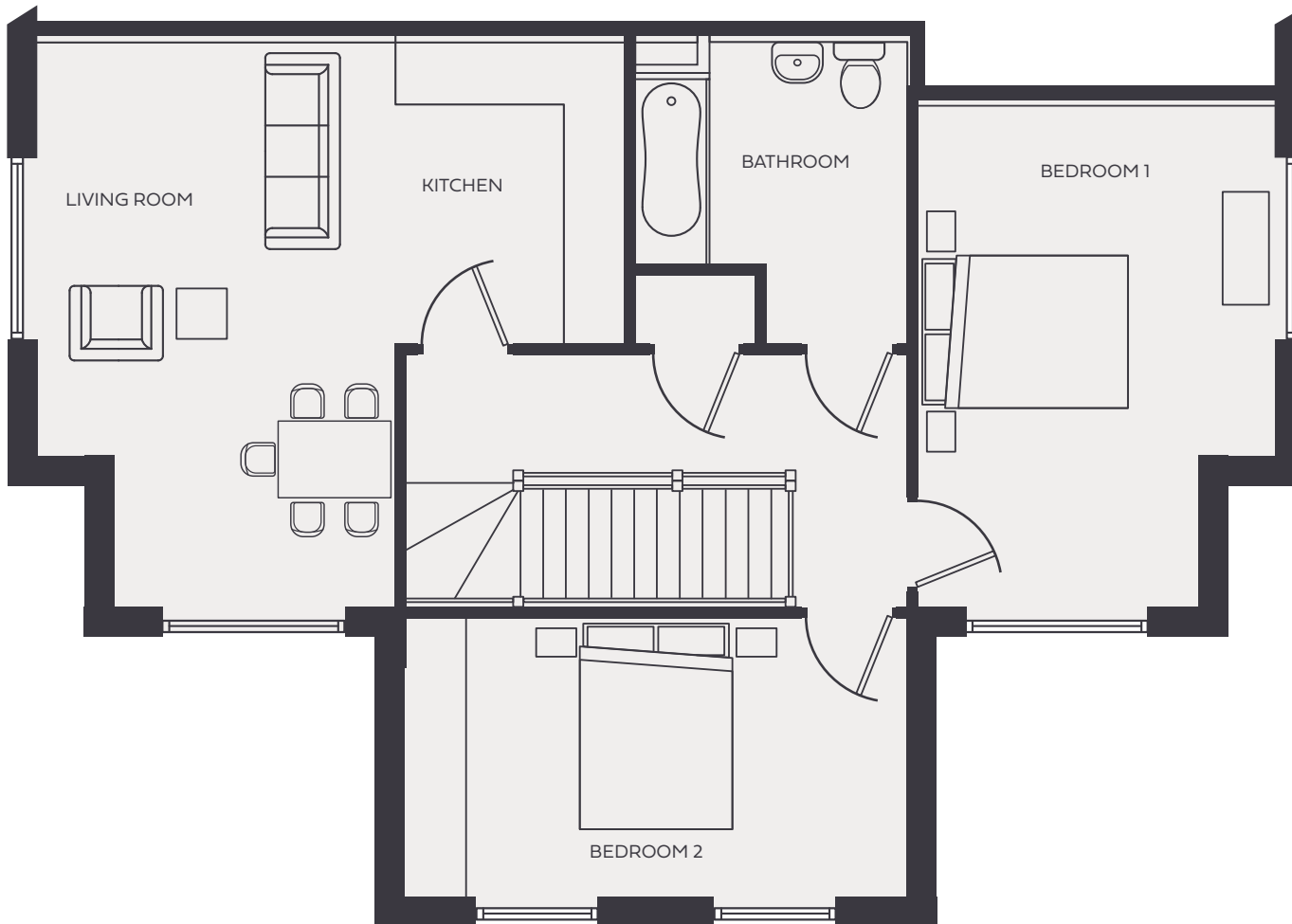


BLOCK B FIRST FLOOR - APARTMENTS 1 TO 4



BLOCK B SECOND FLOOR

APARTMENT 5
1,150 sqft



APARTMENT 5

2 BEDROOMS

APARTMENT 5

Kitchen/Living Room	5.3m x 6.0m
Bedroom 1	5.0m x 3.6m
Bedroom 2	2.8m x 5.0m
Bathroom	2.8m x 2.7m



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APARTMENT SPECIFICATION

KITCHEN

- Luxury fully fitted kitchen with integrated appliances including single oven, ceramic hob, fridge freezer, dishwasher and washer dryer
- Floor tiling in kitchen area

BATHROOM

- Contemporary bathroom suites including bath and shower, wall hung sink unit and toilet
- Ceramic wall and floor tiling • Heated towel rail

STRIKING CONTEMPORARY INTERIOR

- Modern high quality internal doors with contemporary door furniture
- Elegant skirting and architraves with painted white satin throughout

HEATING & ELECTRICAL

- TV and Sky satellite points in living room and bedroom • Video entry system
- Smoke alarms in hallway and kitchen • Modern dimmable LED downlighting throughout
- Electric hot water system supplied by air source heat pump
- Electric radiator panel heaters in each room • Chrome switches and sockets
- White LED spot lights • Dimmer switches to lounge and kitchen

OTHER FEATURES

- Landscaped communal garden areas with lighting • Small pets allowed
- Allocated parking • Enclosed bin store • Bike store

WARRANTY

- Homes come with a 10 year build warranty from the ICW



HOUSE SPECIFICATION

KITCHEN

- High quality shaker-style kitchens with appliances including oven, hob, microwave, fridge freezer, dishwasher, washer dryer and quartz work surfaces
- LED under unit lighting
- Resin undermounted sink and drainer area
- Fully tiled kitchen area

BATHROOM

- Contemporary bathroom suites including bath and shower, wall hung sink unit and toilet
- Ceramic wall and floor tiling
- Heated towel rail
- En-suites with shower only

STRIKING CONTEMPORARY INTERIOR

- Modern, high quality internal doors
- Staircase with oak handrails
- Elegant skirting and architraves with painted white satin throughout
- Ceiling coving throughout

EXTERIOR FEATURES

- French doors to garden area
- PVC soffits and fascias
- External lighting
- UPVC windows in white
- Garage with electric door
- Block-paved surface for parking areas
- EV charging point

HEATING & ELECTRICAL

- Gas-fired central heating with pressurised hot water system
- Underfloor heating to ground floor
- Radiators to upper level
- TV and Sky satellite points in kitchen, living room and bedrooms
- Chrome switches and sockets
- White LED spot lights throughout
- Dimmer switches to living room and kitchen
- Smoke alarms throughout
- Intruder alarm installed.

LANDSCAPE

- Turfed and fenced rear garden with patio area
- Planting areas fully finished with bark mulched beds and planted shrubs

WARRANTY

- Homes come with a 10-year build warranty from the ICW.



The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice



L I O N E L R O A D

ANOTHER PRESTIGE DEVELOPMENT FROM



DEVELOPMENTS

FIND OUT
MORE,
SCAN HERE



SJT Developments, 2 Church Street, Rayleigh, Essex, SS6 7EE
info@sjtdevelopments.com | www.sjtdevelopments.com | 01268 201 453