



Pall Mall, Leigh-On-Sea

Price Guide £375,000

home.

# Ground Floor, The Saltings 180 Pall Mall

Leigh-On-Sea  
SS9 1RB



- Stunning Ground Floor Apartment
- Recently Refurbished to a High Standard
- Allocated Off Street Parking
- Two Double Bedrooms
- Open Plan Kitchen / Lounge
- Modern Kitchen with High End Built-in Appliances
- Contemporary Four Piece Bathroom with Underfloor Heating
- Private Entrance into Porch
- No Onward Chain & Share of Freehold
- Excellent Location - Moments from Leigh Broadway & Close to Chalkwell Train Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





\*\*\*\* Guide Price £375,000 - £400,000 \*\*\*\*

Home Estate Agents are delighted to present this stunning two-bedroom ground floor flat located in The Saltings, Pall Mall, Leigh-On-Sea. This property boasts a charming porch that welcomes you into a spacious open plan lounge and kitchen, perfect for modern living and entertaining.

The flat features two generously sized double bedrooms, providing ample space for relaxation and rest. The four-piece bathroom suite is a standout feature, having been recently refurbished to a high standard, complete with luxurious underfloor heating for added comfort. The kitchen is equipped with high-end fitted appliances, ensuring that cooking is a pleasure rather than a chore. Additionally, a sophisticated speaker system has been installed in the ceiling, enhancing the overall

ambiance of the home.

Externally, the property includes one allocated parking space, a valuable asset in this desirable area. The flat is offered with no onward chain and comes with a share of the freehold, providing peace of mind for prospective buyers.

Situated in an excellent location, this property is just a short stroll from Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Furthermore, Chalkwell Train Station is within easy walking distance, making commuting a breeze. Families will appreciate being within the school catchment area for Leigh North Street Primary School, ensuring quality education for young children.

This stunning apartment is an ideal choice for those seeking a modern, stylish home in a vibrant community. Don't miss the opportunity to make this property your own.



### Accommodation Comprises

The property is approached via a composite entrance door with obscure glass panels into: porch area with wood effect flooring, skirting, spotlighting, cupboard housing Ideal combi boiler and meters.

### Open Plan Lounge/Kitchen

20'0 x 17'6

### Lounge Area

Wood effect composite flooring, skirting, coved cornice, spotlighting, ceiling speaker system, double glazed windows to front and side aspect, decorative wall panelling, radiator. Open to:

### Kitchen Area

The kitchen is fitted to include a range of base units with marble effect Quartz worksurfaces with matching eye level wall mounted units, inset one and a half sink with mixer tap, integrated Bosch oven with Bosch four ring induction hob and extractor over, integrated Beko fridge freezer and Candy washer/dryer, under cabinet lighting,

### Inner Hallway

Wood effect composite flooring, skirting, decorative wall panelling, coved cornice, spotlighting, storage cupboard, radiator. Doors to:

### Bedroom Two

13'5 x 9'10

Carpeted, skirting, coved cornice, spotlighting, double glazed window to side aspect, radiator.

### Bedroom One

12'10 x 12'10

Carpeted, skirting, spotlighting, ceiling speakers, double glazed bay window to the side aspect, radiator.

### Bathroom

Tiled flooring and walls, coved cornice, spotlighting, extractor fan, obscure double glazed window to the side aspect, tiled panelled bath with mixer tap over, walk-in shower area with Rainfall shower attachment, wash hand basin with vanity storage beneath, WC,

mirror with lighting and shaver socket, heated towel rail.

### Externally

**Parking**  
The property benefits from one allocated parking space to the rear of the property.

### Lease Information

Share Of Freehold  
Ground Rent: £0  
Service Charge: £0  
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR  
700 sq.ft. approx.



TOTAL FLOOR AREA: 700sq.ft. approx.  
Made with Metroplan ©2025



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: C  
Tenure: Share of Freehold  
Council Tax Band: B

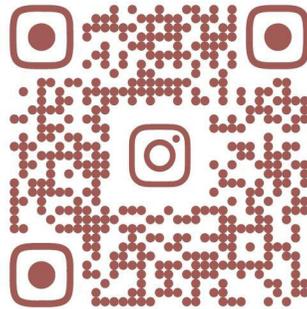
£375,000

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home.



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The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

