



Pall Mall, Leigh-On-Sea

Price Guide £375,000

home.

First Floor, The Saltings 180 Pall Mall Leigh-On-Sea SS9 1RB



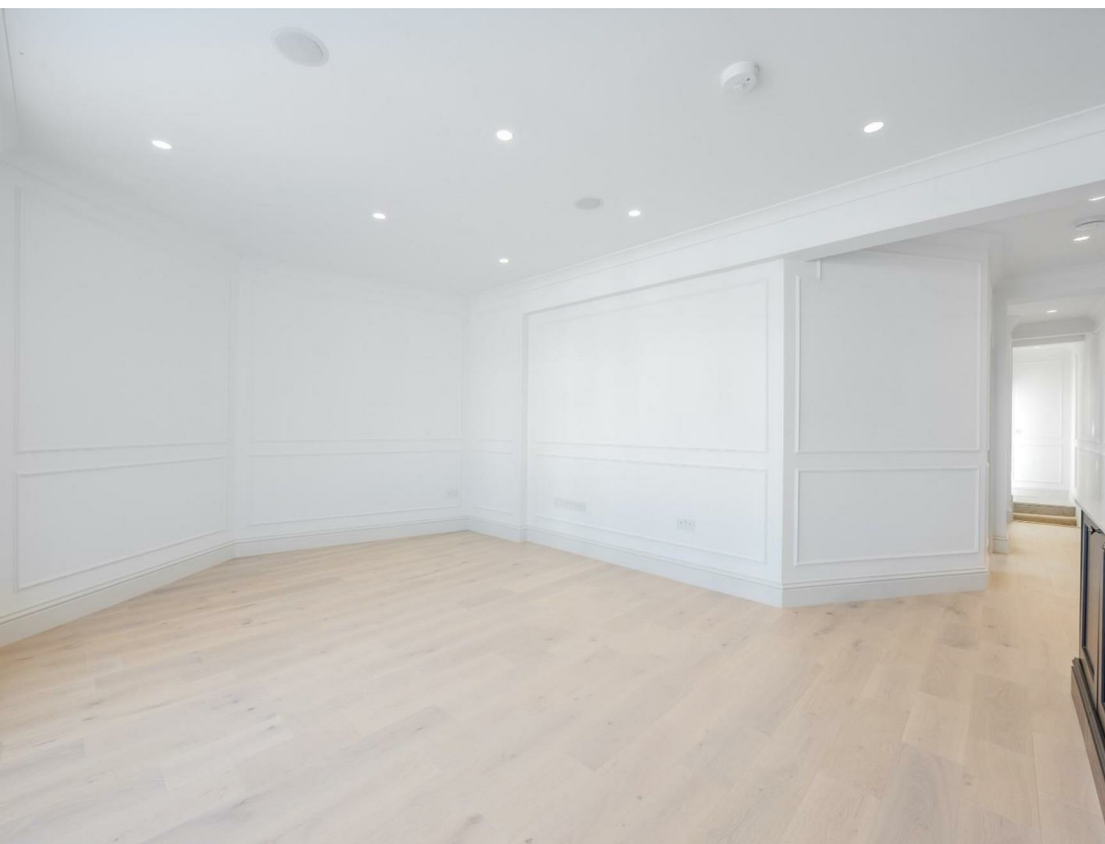
- Spacious First Floor Apartment
- Private Ground Floor Entrance
- Refurbished to a High Standard Throughout
- Two Double Bedrooms
- Modern Four Piece Bathroom with Underfloor Heating
- Stunning Open Plan Lounge / Kitchen with High End Fitted Appliances
- Sea Views from Bedroom One
- Dedicated Off Street Parking
- Share of Freehold and No Onward Chain
- Excellent Location Close to Leigh Broadway, Chalkwell Station &

Interested?

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

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

Home Estate Agents are excited to present this exquisite two-bedroom first-floor apartment located in the desirable area of Pall Mall, Leigh-On-Sea. This property boasts a private ground floor entrance, leading to a well-appointed first floor that features two generously sized double bedrooms, with the first bedroom offering delightful sea views.

The apartment includes a modern four-piece bathroom and a spacious open-plan lounge and kitchen, perfect for both relaxation and entertaining. The refurbishment of this

flat has been completed to an exceptional standard, showcasing high-end fitted appliances and thoughtful details such as underfloor heating in the bathroom and a built-in speaker system in the ceiling, ensuring a luxurious living experience.

Externally, the property benefits from an allocated parking space at the rear, providing convenience for residents. Additionally, there is potential for a roof terrace, subject to planning approval, which could further enhance the outdoor living space.

Situated in an excellent location, this apartment is just a short distance from Leigh Broadway, offering a variety of shops and eateries. Chalkwell train station is also nearby, providing easy access to transport links. Furthermore, the property falls within the catchment area for Leigh North Street Primary School, making it an ideal choice for families.

With the added benefits of no onward chain and a Share of the Freehold, this stunning flat combines modern living with a prime location, making it a must-see for anyone looking to enjoy the best of Leigh-On-Sea.



Accommodation Comprises

The property is approached via a small courtyard patio front garden with composite entrance door with two double glazed obscure glass panels leading into:

Entrance Hallway

Wood effect composite flooring, skirting, wall panelling, coved cornice, spotlighting, carpeted stairs leading to first floor.

First Floor Landing

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

Bedroom One

13'5 x 13'0

Carpeted, skirting, coved cornice, spotlighting, radiator, double glazed window to side and double glazed window to rear aspect with south facing estuary views, large storage cupboard housing ideal combi boiler with carpet and skirting.

Bedroom Two

13'11 x 9'10

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

Bathroom

11'3 x 8'9

Tiled flooring with underfloor heating, tiled walls, coved cornice, spotlighting, extractor fan, double glazed obscure window to side aspect, tiled panelled bath with mixer tap, walk in shower with Rainfall shower head, wash hand basin with vanity storage beneath, WC, mirror with lighting and shaver socket, heated towel rail.

**Open Plan
Lounge/Kitchen**

19'8 x 19'7

Lounge Area

Wood effect composite flooring, skirting, wall panelling, spotlighting, ceiling speakers, double glazed bay window to front aspect, 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, integrated dishwasher, under cabinet lighting,

Externally

Parking

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

Lease Information

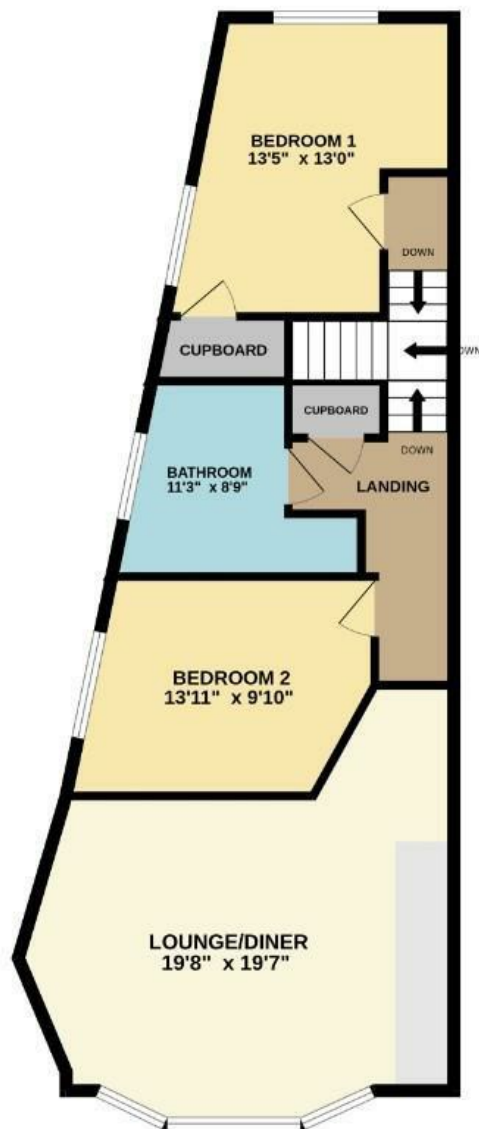
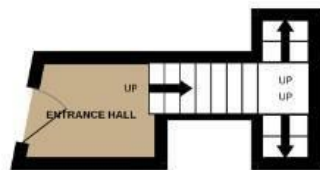
Share Of Freehold
Ground Rent: £0
Service Charge: £0
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR
56 sq.ft. approx.

1ST FLOOR
740 sq.ft. approx.



TOTAL FLOOR AREA : 797 sq.ft. approx.
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Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

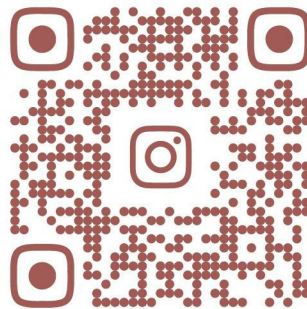
£375,000

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