



\* UNRIVALLED LEVEL OF FLOORSPACE IN THIS SPLIT-LEVEL FLAT \* THREE DOUBLE BEDROOMS \* FOUR-PIECE BATHROOM \* SOUTH OF THE LONDON ROAD AND MOMENTS FROM THE BROADWAY \* WALK TO THE STATION \* FIRST AND SECOND FLOOR ACCOMODATION \* This property is the meaning of 'deceptively spacious', with three large double bedrooms and wardrobes to remain, a bright west-facing lounge/diner, a modern fitted kitchen and a four-piece family bathroom. The location is south of the London Road and minutes from the Broadway, whilst only being a short walk to Leigh Station and the Old Town. For schooling, Leigh North Street and Belfairs Academy are within catchment and the home is offered with a complete onward chain and is available to view now!

- Huge floorspace over two floors
- Bright west-facing reception room
- First and second floor flat
- Central Leigh-on-Sea location south of the London Road
- Walk to Leigh Station and the Old Town
- Three large double bedrooms
- Modern fitted kitchen with integrated appliances
- Spacious four-piece family bathroom
- Minutes from Leigh Broadway
- Complete onward chain

## Pall Mall

Leigh-On-Sea

**£290,000**





# Pall Mall



## Frontage

Communal entrance door leading to a further private entrance door.

## Private Entrance Hallway

Pendant lighting, skirting, laminate flooring and a carpeted staircase rising to:

## First Floor Landing

Column style radiator, skirting, carpet, staircase rising to second floor landing.

## Lounge-Diner

18'0" x 13'4"

UPVC double glazed window to front aspect, two radiators, feature fireplace, ceiling rose, cornice, skirting and solid oak flooring.

## Bedroom One (Second Floor)

19'3" x 13'1" x 14'7"

UPVC double glazed window to front aspect and a UPVC double glazed rear velux window, three sets of eaves storage cupboards, wardrobes to remain, radiator, skirting and laminate flooring.

## Second Floor Landing

Storage cupboard with space for tumble dryer, carpet and a door to the master bedroom.

## Bedroom Two (First Floor)

12'10" x 10'9"

Sash window to rear aspect, two wardrobes to remain, radiator with decorative wooden cover, skirting and laminate flooring.

## Bedroom Three (First Floor)

12'2" x 10'11"

Sash window to rear aspect, wardrobes to

remain, spotlighting, radiator, skirting and laminate flooring.

## Kitchen

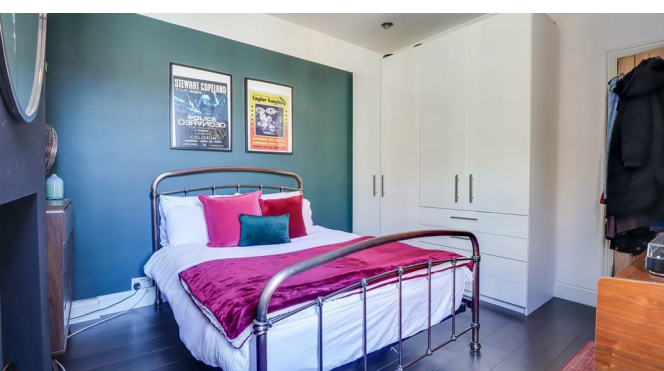
9'8" x 7'4"

UPVC double glazed side window, shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink with chrome mixer tap, laminate worktops and splashbacks, integrated oven with a four ring burner induction hob and extractor over, integrated fridge/freezer, integrated AEG dishwasher, pull-out bin drawer, new integrated washing machine (door to be put on), spotlighting, tiled flooring.

## Four-Piece Family Bathroom

9'10" x 7'4"

Obscured window to side aspect, tiled shower enclosure, WC, double radiator, pedestal wash basin with chrome mixer tap and tiled splashback, wall-mounted cupboard, spotlighting, skirting and lino flooring.






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Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		