



* 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" > 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.

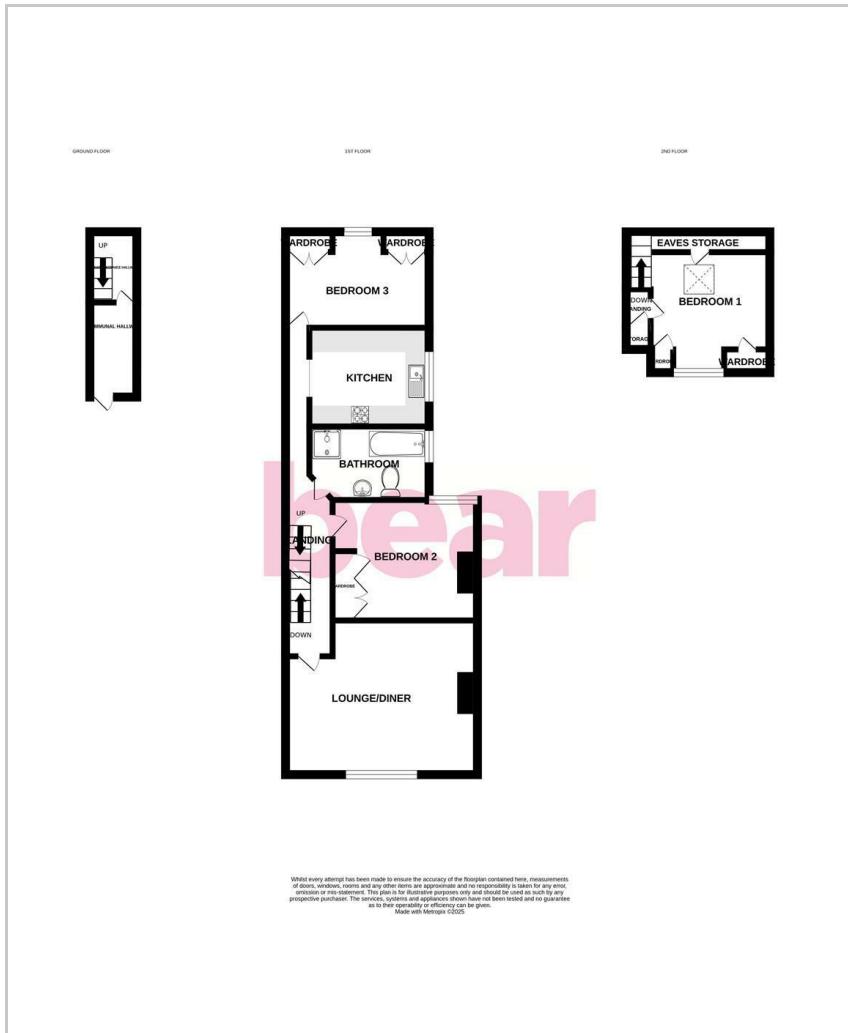
Four-Piece Family Bathroom

9'10" x 7'4"

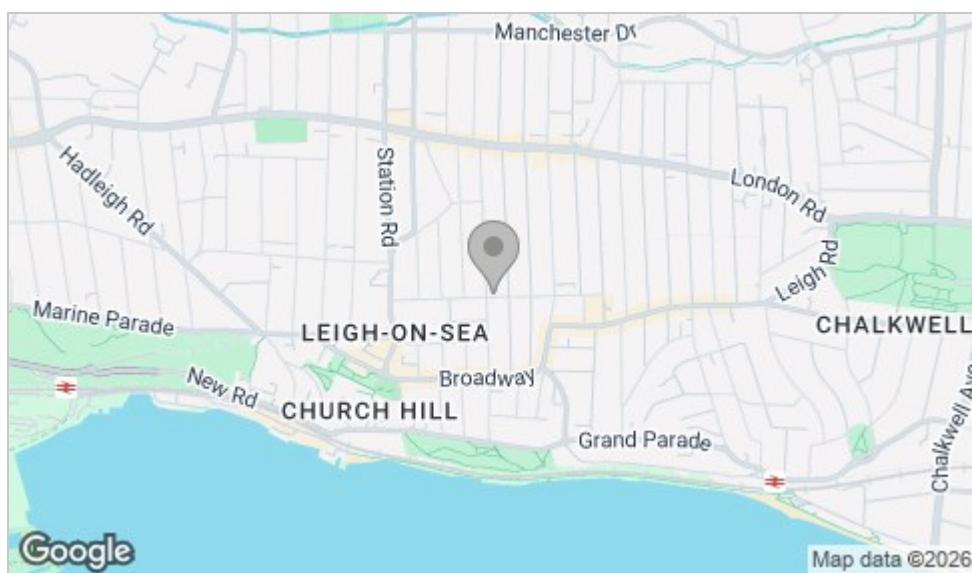
Obscured window to side aspect, tiled shower enclosure, WC, double radiator, pedestal wash basin with chrome mixer tap and tiled splashback, wall-mounted cupboard, spotlighting, skirting and lino flooring.



Floor Plan



Area Map



Viewing

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.

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Energy Efficiency Graph

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