



* SOUTH-FACING LANDSCAPED REAR GARDEN * DOORSTEP TO LEIGH BROADWAY * SOUTH OF THE LONDON ROAD * SHORT WALK TO LEIGH STATION AND BEACHFRONT * THREE DOUBLE BEDROOMS * On the sought after Pall Mall sits this impressive bay-fronted period home, seconds from Leigh Broadway. The accommodation is comprised of; an entrance hallway with large utility cupboard, a spacious lounge-diner, a downstairs WC and a kitchen-breakfast room which has been extended and complete with Rangemaster cooker. The landing brings us to a bay-fronted master bedroom, two equally sized double bedrooms and a modern three-piece bathroom. Finally, the French doors provide you access onto your south-facing garden - perfect for sun lovers who enjoy a morning coffee or hosting guests until the late evenings. For schooling, the preferred Leigh North Street and Belfairs Academy are within catchment, and the prestigious grammar schools nearby. Positioned south of London Road with the amenities and bus links of the Leigh Broadway only around the corner and Leigh Station for London commuters is a short walk away. The Old Town and the beachfront are also within walking distance. This home is stunning inside and out, and available to view now!

Tax band: C

- South-facing garden
- South of London Road
- Leigh North Street Schools and Belfairs Academy school catchment
- Doorstep to Leigh Broadway and a short walk to Leigh Station
- Three double bedrooms
- Open-plan living space and kitchen-breakfast room
- Extended to the rear
- Utility cupboard and ample storage

Pall Mall
Leigh-on-Sea
£550,000
Asking Price



Pall Mall



Frontage

Bay-fronted period property, brick wall and wrought iron fence with gate, front garden area, period tiled footpath, double glazed stained glass lead light front door leading to:

Entrance Hallway

Radiator, utility cupboard with space for washing machine, smooth ceilings with original cornicing, dado rail, skirting, wood effect engineered laminate flooring, a stairs with carpet runner and chrome stair rods rising to the first floor landing.

Lounge-Diner

25'5" x 11'3"

Two silver cast iron column radiators, UPVC double glazed bay-fronted window with bespoke plantation shutters, UPVC double glazed door to rear aspect with bespoke plantation shutters leading out to the garden, iron feature fireplace with tiled hearth in lounge area, brick feature fireplace with tiled hearth in dining area, smooth ceilings with original cornicing and two ceiling roses, picture rail, skirting, carpet - the original cherrywood floor is still underneath the current carpet.

Downstairs WC

4'1" x 4'0"

UPVC double glazed obscured window to side aspect, chrome towel radiator, wash basin with chrome mixer tap, WC, smooth ceiling with inset spotlights, original wood flooring.

Kitchen-Breakfast Room

22'9" x 9'6"

UPVC double glazed windows to side aspect and rear aspect with French doors giving access to the garden, modern vertical radiator, shaker style kitchen units both wall mounted and base level with granite worktop, kitchen comprising; five ring Rangemaster gas cooker and fan oven with stainless steel overhead extractor, space for American style fridge freezer, integrated Smeg dishwasher, white Belfast sink with chrome mixer tap and routed drainer, smooth ceilings with inset

spotlights and pendant feature lights, skirting, tiled flooring.

Landing

Two access points to loft where the boiler is kept, large built-in storage cupboard, smooth ceilings, dado rail, skirting, carpet.

Bedroom One

13'11" x 13'9"

UPVC double glazed bay fronted window with bespoke plantation shutters, white cast iron column radiator, smooth ceilings, skirting, carpet.

Bedroom Two

10'9" x 10'0"

UPVC double glazed bay window to rear aspect, radiator, smooth ceilings, skirting, carpet.

Bedroom Three

11'4" x 9'1"

UPVC double glazed window to rear aspect, radiator, smooth ceilings, built-in storage cupboard, skirting, carpet.

Bathroom

7'2" x 6'5"

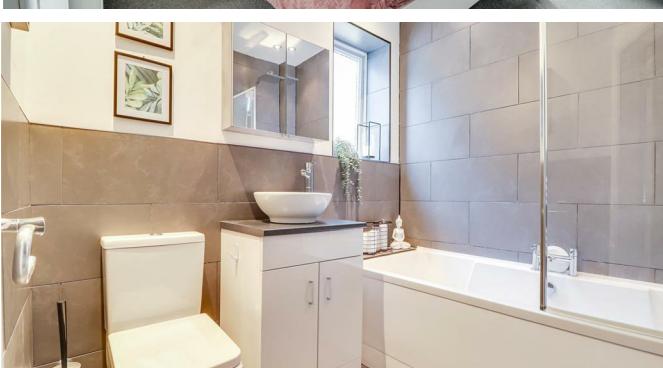
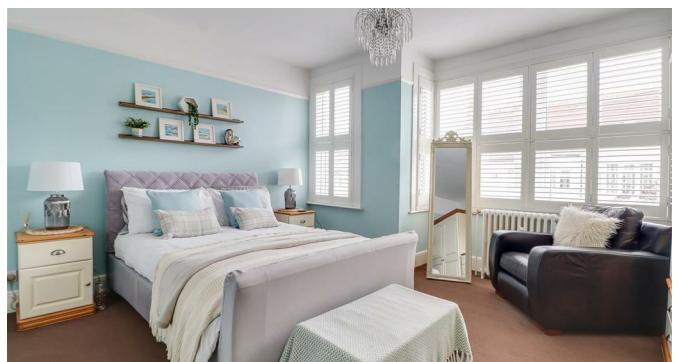
UPVC double glazed obscured window to side aspect, chrome towel radiator, WC, base level vanity unit with wash basin and chrome mixer tap, wall mounted mirror cupboard, panelled bath with shower over, smooth ceilings with inset spotlights, partially tiled walls, tiled flooring.

South-facing Rear Garden

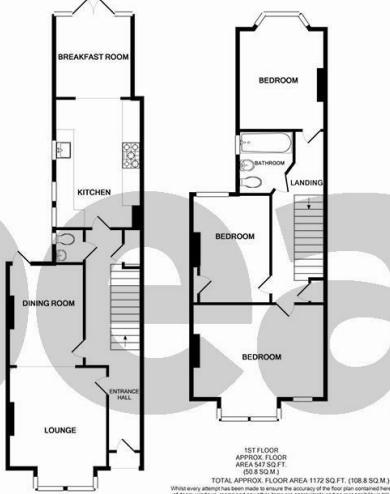
Commences with decking area wrapping around to side where you can enter the lounge-diner, raised patio area for seating, low maintenance garden with astroturf, garden lighting, electric sockets, water tap.

Agent Notes:

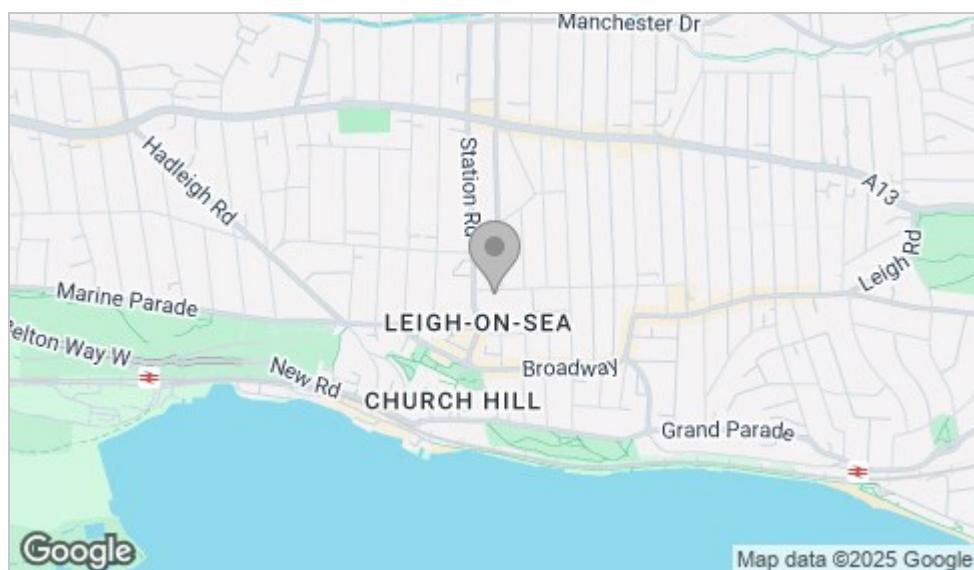
Fully boarded and newly insulated loft with lighting and ladder.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

