



FOR SALE

**Pall Mall,
Leigh-On-Sea SS9 1RB**

Guide Price £375,000 Share of Freehold Council Tax Band - B

2 1 1 688.89 sq ft

- Two Bedroom First Floor Elegantly Renovated Apartment
- Allocated Off Street Parking Space
- Open Plan Lounge/Kitchen/Diner
- Contemporary Fitted Kitchen With High End Integrated Appliances
- Spacious Double Bedrooms
- Beautiful Wall Panelling And Fixtures Throughout
- Four Piece Suite Modern And Serene Bathroom
- Potential To Create A Terrace STPP
- Sold With Share Of The Freehold
- No Onward Chain - Ready To Go

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

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Description

*GUIDE PRICE £375,000 - £400,000***PARKING AND SHARE OF FREEHOLD***

Situated on the corner of Pall Mall, Leigh-On-Sea, this beautifully refurbished first-floor apartment offers a delightful blend of modern living and coastal charm. Boasting two spacious double bedrooms, the main bedroom features a distant seaview, providing a serene backdrop to your daily life.

The heart of the home is undoubtedly the open plan living space which provides a fully integrated modern kitchen, equipped with top-of-the-range appliances that will delight any culinary enthusiast and there is plenty of space for relaxing and dining. The bathroom adds a touch of luxury with its white modern four piece suite.

This apartment is designed for both relaxation and entertainment, with ceiling speakers that allow you to enjoy your favourite music throughout the space, whether you are unwinding after a long day or hosting a gathering with friends.

One of the standout features of this property is the absence of an onward chain, making the buying process straightforward and hassle-free. Located just off Leigh Broadway, you will find yourself within easy reach of a variety of shops, cafes, and restaurants, as well as being a short stroll from mainline stations and the picturesque Leigh seafront.

Additionally, the property comes with the added benefit of an off-street parking space, a rare find in such a desirable location, and a share of the freehold, providing you with greater control over your living environment.

Measurements

Lounge/Kitchen/Diner - 19'7 x 19'1 (5.97m x 5.84m)

Bedroom 2 - 12'8 x 9'9 (3.87m x 2.98m)

Bathroom - 11'1 x 9'2 (3.39m x 2.81m)

Bedroom 1 - 11'1 x 13'11 (3.38m x 4.25m)

Interior

With its own private access to the side of the building and newly laid carpeted stairs leading to the split level first floor. Situated at the rear of the property away from the living space is the main bedroom with a storage cupboard and a hatch that leads to the roof (there is an option to add a staircase to a roof terrace with correct planning). Moving towards the living space, there is a storage cupboard on the landing and a modern bathroom comprising a four piece suite. The second bedroom can be found a little further along the hallway and the open plan living space with a kitchen area which offers sleek style and integrated appliances. There is ample space for a dining table and chairs and room to chill out and relax on the sofa. There is a speaker system throughout, gas central heating

with a new combination boiler and double glazed windows.

Exterior

The property provides an off street parking space to the rear of the building.

School Catchment

Leigh North Street Primary School
Belfairs Academy

Tenure

The property is being sold with a share of the freehold split 50/50 with the downstairs apartment and a new lease.

We have been advised that there will be no Ground Rent or Service Charge payable.







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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	78	78

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	78	78

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



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