



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

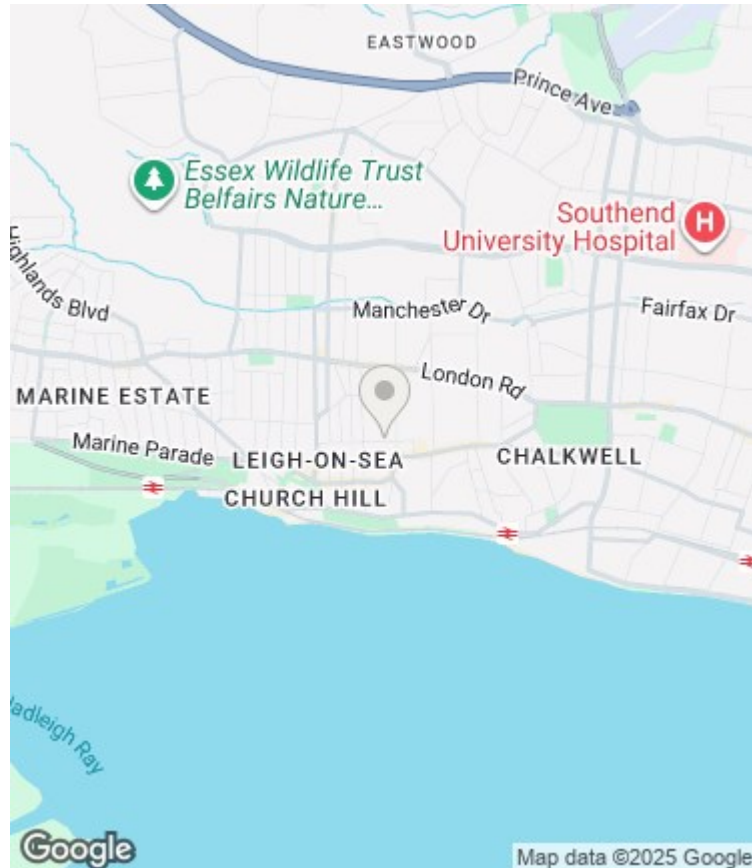
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

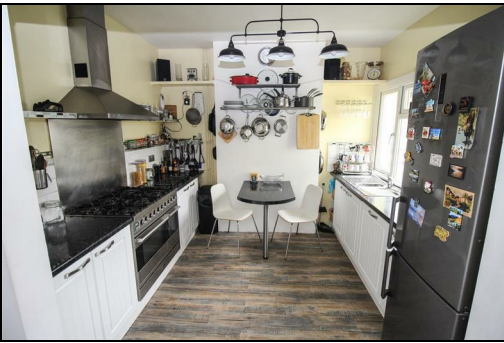
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 firm's employment has the authority to make or give any representations



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SPLIT LEVEL MAISONETTE

MOMENTS FROM THE BROADWAY

SHOWER TO MASTER BEDROOM

FITTED KITCHEN

LEIGH & CHALKWELL STATION WITHIN EASY WALKING DISTANCE

BEING SOLD WITH THE FREEHOLD - NO ONWARD CHAIN

THREE LARGE DOUBLE BEDROOMS

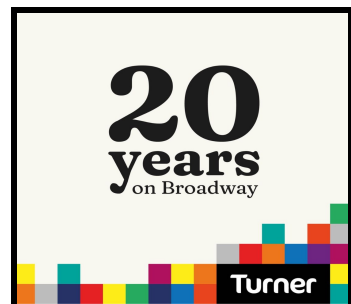
SPACIOUS LOUNGE / DINER

APPROXIMATELY 45' REAR GARDEN

ATTRACTIVE PERIOD BUILDING

**Pall Mall, Leigh-On-Sea**

**£365,000**





WHAT & WHERE - LOCATED RIGHT IN THE HEART OF LEIGH AND JUST A SHORT STROLL FROM THE BROADWAY IS THIS EXCEPTIONALLY SPACIOUS SPLIT LEVEL MAISONETTE, BENEFITTING FROM BEING SOLD WITH THE FREEHOLD AND A PRIVATE 45' REAR GARDEN. WITH THREE GREAT SIZED DOUBLE BEDROOMS, LOUNGE/DINER AND FITTED KITCHEN. OFFERED FOR SALE WITH NO ONWARD CHAIN AN EARLY INTERNAL INSPECTION IS ADVISED.

WHY - PERFECT FOR THE COMMUTER, THOSE LOOKING TO GET ON THE FIRST RUN OF THE PROPERTY LADDER OR SOMEONE WISHING TO DOWNSIZE, BUT STILL BE CLOSE TO THE BUZZ OF THE BROADWAY, WITH ITS FASHIONABLE BARS, RESTAURANTS AND BOUTIQUES.

 3  1  1  D Council Tax Band : B



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ENTRANCE HALL

LANDING

LOUNGE/DINER

18'3" (into bay) x 12'8"  
(5.58 (into bay) x 3.87)

KITCHEN

10'4" x 9'4" (3.17 x 2.85)

LOFT ROOM SECOND  
FLOOR

17'7" x 14'1" (5.37 x  
4.31)

BEDROOM TWO

13'10" x 9'4" (4.23 x  
2.87)

BEDROOM THREE

11'7" x 9'4" (3.54 x 2.86)

BATHROOM

7'9" x 6'9" (2.38 x 2.08)

W/C

3'8" x 3'0" (1.14 x 0.93)

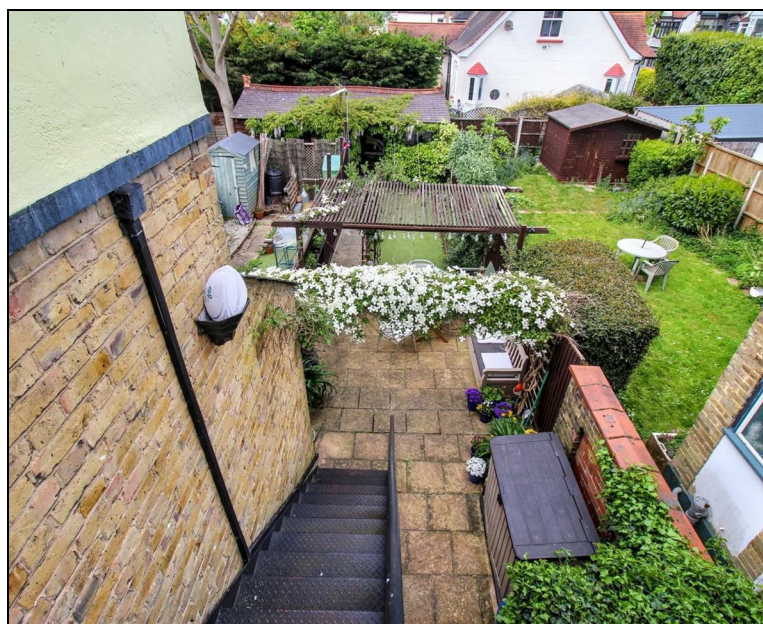
OUTBUILDING

11'6" x 8'9" (3.53 x 2.67)

PRIVATE REAR GARDEN

approximately 45'

(approximatley 13.72m)



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