



Guide Price £190,000 - £200,000 Nestled in the heart of Leigh-on-Sea, this newly renovated first-floor flat on Pall Mall offers a blend of modern living and convenience. The property features a bright and airy open plan living area, a spacious bedroom, and a contemporary bathroom. Every detail has been meticulously updated to provide a fresh and inviting atmosphere, perfect for first-time buyers or those looking to downsize.

Located just a stone's throw from Leigh Broadway, this flat is ideally positioned to enjoy the best of what Leigh-on-Sea has to offer. Whether you're commuting to London via the nearby Chalkwell train station, taking a leisurely stroll to the beach, or exploring the vibrant local dining and shopping scene, this property provides the perfect base.

Tenure: Leasehold
Council Tax Band: A

- Newly Renovated, Bright and Modern
- 15-Minute Walk to Chalkwell Train Station
- Short Walk from Shops, Restaurants, Bars, Cafes, Gyms
- Spacious Open Plan Living Area
- 3-Minute Walk to Leigh Broadway
- 8-Minute Walk to the Beach
- C2C Train Connections at Leigh-on-Sea and Chalkwell
- Street Parking Available

Pall Mall
Leigh-on-Sea
£190,000



Pall Mall



Property Detail

The entrance to the flat is shared with just one other property, ensuring privacy and security. The well-maintained communal area leads you to the staircase up to your first-floor home.

Stepping into the flat, you are greeted by a newly renovated, bright, and modern open-plan living space. The living area is flooded with natural light, creating a welcoming and comfortable environment. The contemporary kitchen is fitted with high-quality appliances, ample storage, and sleek countertops, making it both stylish and functional. The spacious bedroom offers a peaceful retreat, with plenty of room for a double bed and additional furniture. The modern bathroom is beautifully finished with a contemporary suite and elegant tiling.

Exterior

While the flat does not come with dedicated off-street parking, ample street parking is available nearby. The location is ideal for those who enjoy walking, with Leigh Broadway, Chalkwell train station, and the beach all within easy reach.

Overview

This beautifully renovated first-floor flat on Pall Mall combines modern living with an unbeatable location. Featuring a bright and airy open-plan living area, a spacious bedroom, and a contemporary bathroom, this home is ready to move into. With Leigh Broadway, Chalkwell train station, and the beach just minutes away, convenience and lifestyle are at your doorstep. Ideal for first-time buyers or those looking to downsize, this flat offers a perfect blend of comfort and accessibility.

Kitchen Lounge

16'80 x 11'88

Kitchen Area

12'18 x 4'94

Wall and base level units with a rolled edge laminate worktop, newly installed Glow Worm wall mounted combination boiler (4 years remaining on the guarantee), integrated oven with a four ring gas hob and extractor fan above, space for fridge freezer, space for washing machine, stainless steel sink and drainer with a tiled splashback, coved ceiling, ceiling rose, picture rail, laminate flooring.

Lounge Area

12'31 x 12'18

Double glazed window to front, ceiling rose, coving, picture rail, radiator, carpet to floor.

Bedroom

12'61 > 8'71 x 11'30

Double glazed window to the rear, coved ceiling, ceiling rose, carpet to floor, radiator, door to;

Shower Room

7'26 x 6'47 > 4'44

Three-piece consisting of a low-level WC, large walk-in shower, wall-hung washbasin, radiator, laminate flooring, fully tiled walls, storage cupboard.



Floor Plan

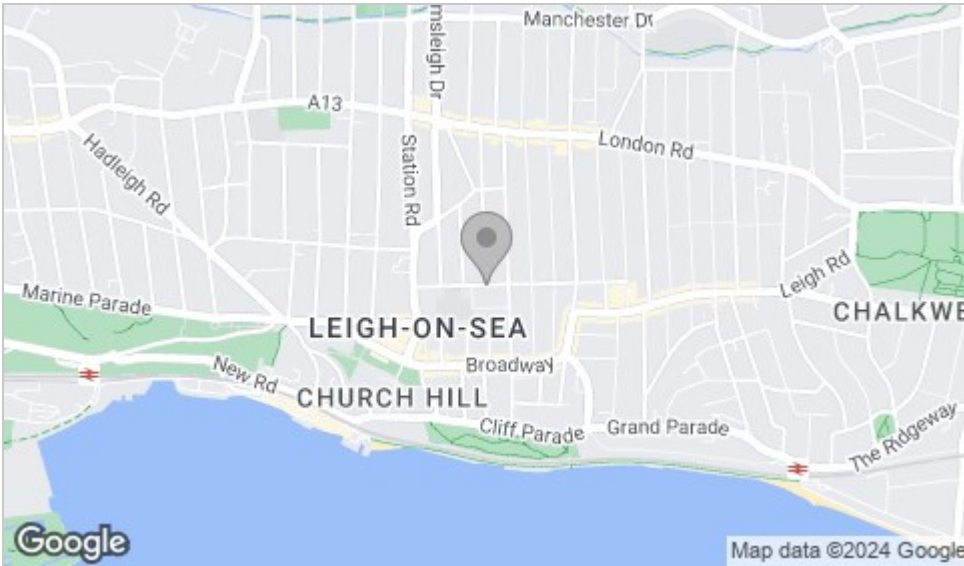


Total floor area 30.6 m² (330 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

