



166 Pall Mall



# 166 Pall Mall Leigh-On-Sea Essex SS9

Home Estate Agents are delighted to offer for sale, with no onward chain, this fabulous four bedroom, two bathroom townhouse located within the heart of Leigh-on-Sea, just a short stroll from nearby Broadway, seafront and railway stations.

This stunning three storey home is the perfect purchase for those looking to grow their family, with great sized bedrooms and spacious living throughout. On the ground floor, there is a large well-presented lounge and a bright and spacious kitchen/diner with bi-fold doors leading to the lovely rear garden. The first floor is home to three great sized bedrooms and a modern three-piece suite family bathroom. Heading up to the second floor is a large master bedroom with en-suite. The exterior to this property offers an immaculate south facing rear garden which is perfect for those warmer months when entertaining family and friends.



The property is situated close to all the amazing amenities that Leigh has to offer, including a 6 minute walk to Leigh Broadway where there's a variety of local shops and restaurants. You are also a 17 minute walk from Chalkwell Park and a 15 minute walk from Old Leigh which are both perfect for an afternoon walk in the fresh air. With a 14 minute walk from Chalkwell station you can catch the C2C line and be at London Fenchurch street in under an hour. You are also in catchment to both Leigh North Street Primary School and Belfairs Academy.

## Entrance

Entrance door with glass panels into:

## Entrance Hall

Engineered wooden flooring, ceiling light, stairs leading to first floor, storage cupboard, radiator. Doors to:

## Lounge 14'02 x 12'06

Engineered wooden flooring, double glazed bay window to front, original coved cornice, feature fireplace with marble hearth and inset log burner, radiator.





### First Floor Landing

Fitted carpet, ceiling with pendant lighting, stairs leading to second floor landing. Doors to:

### Bedroom Two 14'06 x 11'02

Fitted carpet, double glazed bay window to front, pendant lighting, feature fireplace, radiator.

### Bedroom Three 13'04 x 11'02

Fitted carpet, double glazed window to rear, smooth ceiling with pendant lighting, feature fireplace, radiator.

### Bedroom Four 8'0 x 6'07

Fitted carpet, double glazed window to front, pendant lighting, radiator.

### Bathroom

Tiled flooring and walls, three piece suite comprising P-shaped panelled bath with shower attachment, wash hand basin set into vanity, low level w/c, heated towel rail, extractor fan, double glazed obscure window to rear, ceiling light. tiled flooring.

### Second Floor Landing

Fitted carpet, ceiling light. Doors to:



### Kitchen/Diner 23'01 x 18'03

Engineered wooden flooring, range of wall and base level units with granite work surfaces above incorporating sink and drainer with mixer tap, integrated pyrolytic oven plus combination oven, five ring gas hob with extractor fan above, integrated fridge freezer, integrated dishwasher, integrated washing machine, centre island incorporating sink and mixer tap extending into breakfast bar with granite worksurfaces above and cupboards below, double glazed bi-fold doors to rear, touchpad operated Velux roof lights with rain sensors to rear extension, smooth ceiling with fitted spotlights and pendant lighting, radiator.

### Master Bedroom 19'07 x 14'0

Fitted carpet, Velux window to front, double glazed window with internal blinds to rear, fitted spotlights, built in storage, radiator. Door to:

### En-Suite

Tiled flooring and walls, three piece suite comprising corner shower cubicle with rainfall shower head and handheld attachment, wall mounted wash hand basin set into vanity unit, low level w/c, heated towel rail, extractor fan, double glazed obscure window to rear, smooth ceiling with fitted spotlights.

### Externally

### Rear Garden

Commencing to patio with flower beds and shrubs to borders, south facing, raised fish pond, shed to remain, external power and lighting, outside tap, rear access which is shared with other residents located in Pall Mall and is secure and gated.

### Front Garden

Laid to slate with path to front door, gate access.











**Price: £650,000 Freehold**

**HOME - The Estate Agent of Leigh**  
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330