

# bear

*Estate Agents*



Situated in the sought-after area of Pall Mall, Leigh-on-Sea, this attractive four-bedroom end-of-terrace home perfectly combines style, space, and convenience. Each bedroom is generously sized with room for a double bed, making the property ideal for families or anyone in need of additional living space.

The home features two spacious reception rooms, offering versatile areas for both relaxing and entertaining. A contemporary kitchen diner serves as the heart of the home, ideal for everyday living as well as hosting family and friends. From here, you can step out into the beautifully presented rear garden, perfect for outdoor dining or unwinding in the warmer months.

Ideally located, the property is within easy walking distance of Leigh Station, providing excellent transport links for commuters. The charming Old Town is also nearby, offering an array of independent shops, cafés, and local attractions. In addition, Leigh Broadway and its wide range of shopping and leisure amenities are less than a minute away.

This wonderful end-of-terrace house offers a fantastic opportunity to enjoy modern living in one of Leigh-on-Sea's most desirable locations. Whether you are searching for a family home or a smart investment, this property is sure to impress.

- Four bedroom end terraced house
- Two reception rooms plus modern kitchen diner
- As of 2025 a new boiler and new kitchen appliances have been installed
- Accommodation across three floors
- Private rear garden with decking area
- Top floor master suite with en-suite shower room
- Walking distance to Leigh Station and Old Town
- Vendors are relocating due to work
- Chalkwell Park and Beach a short walk
- Less than 1 minute to Leigh Broadways shopping facilities

## Pall Mall

Leigh-On-Sea

**£585,000**

Asking Price



# Pall Mall



## Frontage

Gated entrance, brick wall perimeter, side access to the rear garden, front garden area, pathway to an overhanging front porch, door to:

## Entrance Hallway

Smooth ceiling with a pendant light, obscured double-glazed stainglass composite entrance door to the front, radiator, center carpeted stairs rising to the first floor landing with understairs storage, radiator, patterned tiled flooring, door to:

## Bay-fronted Lounge

14'1" x 11'5"

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, feature fireplace with a wooden surround and a tiled hearth, radiator, wood effect laminate flooring, opening to:

## Dining Room

11'5" x 9'6"

Smooth coved ceiling with a pendant light, double-glazed French doors to the rear opening out onto the garden, feature exposed brick fireplace with a real working log burner, space for a four-seater dining table, wooden flooring.

## Kitchen

18'4" x 10'2"

Smooth ceiling with inset spotlights, double-glazed door to the side leading out to the side access with an adjacent double-glazed window, double-glazed window to the rear overlooking the garden, double-glazed door to the rear opening out onto the garden with an adjacent double-glazed window. Modern white gloss handleless kitchen comprising of; wall and base level units with a square edge worktop, inset ceramic sink and drainer with a mixer tap, space for a range cooker with a four-ring induction hob and an extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge and freezer on a 70/30 split, pan drawers, tiled splashbacks, patterned tiled flooring.

## First Floor Landing

Smooth ceiling with a pendant light, carpeted stairs rising to the second-floor landing, carpet, doors to all first-floor rooms.

## Bedroom Two

15'1" x 14'1"

Smooth coved ceiling with a pendant light, double-glazed bay window to the front with an adjacent double-glazed window, floor-to-ceiling fitted wardrobes, radiator, wooden flooring.

## Bedroom Three

11'5" x 9'10"

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wooden flooring.

## Bedroom Four

11'9" x 10'2"

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

## Bathroom

Smooth ceiling with a pendant light, obscured double-glazed window to the side, freestanding bath with a shower hose, low-level WC, vanity unit wash basin, fully tiled walls, tiled flooring.

## Second Floor Landing

Smooth coved ceiling with a pendant light, two double-glazed windows to the rear overlooking the garden, carpet, door to:

## Bedroom One

13'1" x 10'2"

Smooth ceiling with inset spotlights, two Velux windows to the front, eaves storage, space for floor-to-ceiling wardrobes, radiator, carpet door to:

## En-Suite to Bedroom One

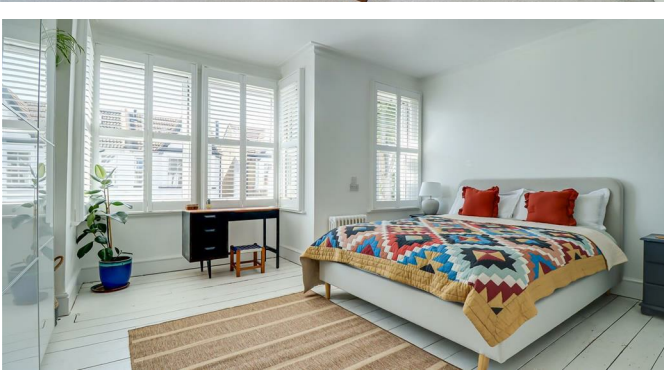
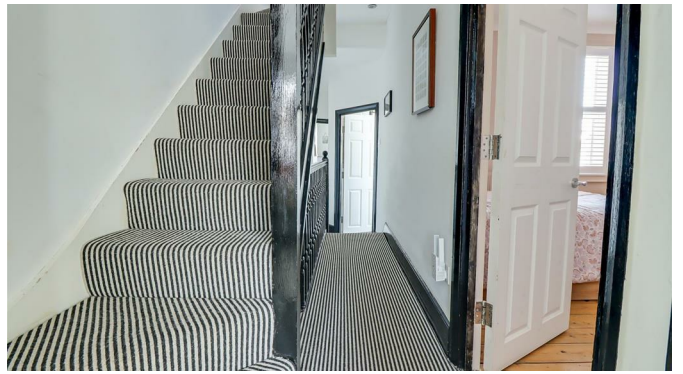
Smooth ceiling with inset spotlights, obscured double-glazed window to the rear, double walk-in shower with a shower hose, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## Rear Garden

Commences a wooden raised patio area with the remainder laid to lawn, shingle and flower bed borders, access to a storage garden shed, side access back to the front driveway, outside tap, outside lighting.

## Agents Notes:

Council tax band: D



# Floor Plan

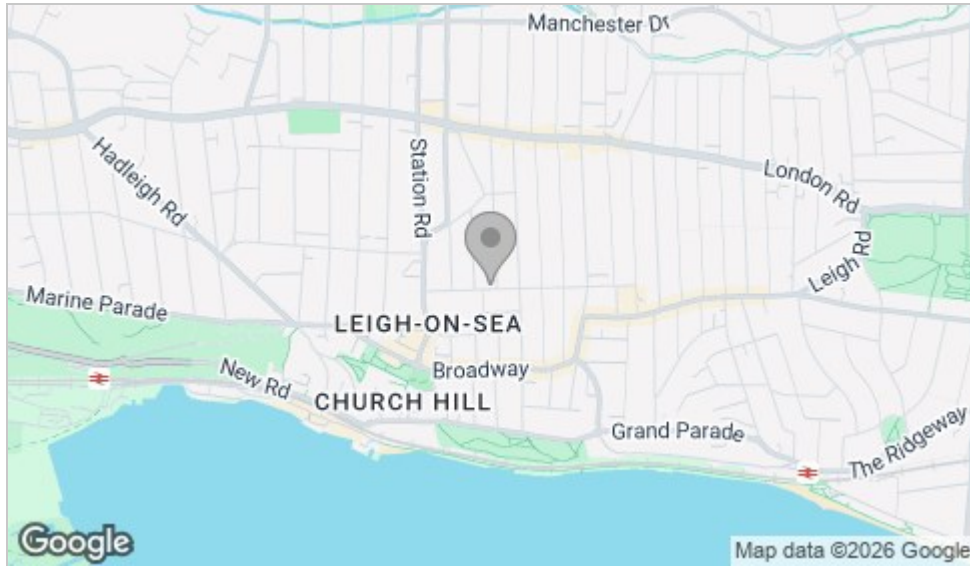


Total floor area 133.4 m<sup>2</sup> (1,436 sq.ft.) approx

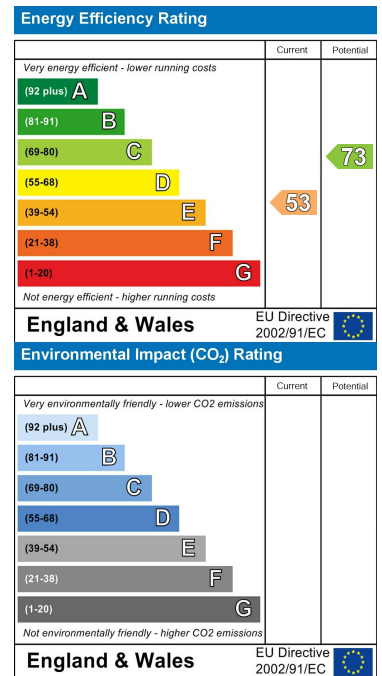
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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



# Area Map



# Energy Efficiency Graph



# 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.

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