



Pall Mall, Leigh-On-Sea  
£270,000

home.

# 116A Pall Mall

## Leigh-On-Sea

### SS9 1RA



- Two Bedroom First Floor Flat
- Prime Leigh on Sea Location
- Direct Access to Own Section of Rear Garden
- Bay Fronted Lounge
- Large Double Bedroom and an Additional Single Bedroom / Home Office
- Recently Renovated Modern Bathroom
- Long Lease and £0 Ground Rent and Service Charge
- Ideal First Time Purchase, Downsize or Investment
- No Onward Chain
- Close to Leigh Broadway, Chalkwell Station, Old Leigh and the Seafront

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this well-presented two bedroom first floor flat, ideally positioned in the heart of Leigh-on-Sea and offered with no onward chain.

The property offers a fantastic opportunity for first time buyers, downsizers or investors, combining a superb location with the rare benefits of its own section of rear garden and approximately 143 years remaining on the lease. The property also benefits from Right to Manage with currently no ground rent or service charges.

The accommodation includes a bright bay-fronted lounge, a fitted kitchen with solid wood worktops and direct access to a private rear garden, two bedrooms and a generously sized bathroom.

Perfectly positioned for enjoying the Leigh lifestyle, the property is within easy reach of Leigh Broadway's excellent selection of independent shops, cafés, bars and restaurants, while Chalkwell Station, Old Leigh and the seafront are all within walking distance.

With no onward chain and excellent lease terms, this is a superb opportunity to secure a well-positioned home in one of Leigh-on-Sea's most sought-after locations.



### **Accommodation Comprises**

The property commences with a communal pathway leading to the storm porch with wooden entrance door with obscure single glazed panel leading into:

### **Communal Entrance Hallway**

Laminate flooring, skirting, ceiling light. Private wooden entrance door leading into:

### **Hall**

Carpeted, skirting, carpeted stairs leading to the first floor landing.

### **First Floor Landing**

Carpeted, skirting, ceiling light, storage cupboard, access to the loft. Doors to:

### **Lounge**

Carpeted, skirting, picture rail, ceiling light, double glazed bay window to the front aspect, radiator.

### **Kitchen**

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the rear aspect and double glazed UPVC patio door leading to the small balcony area and direct access to the rear garden, storage cupboard, Ideal combi boiler, radiator. The kitchen is fitted to include a range of base units with wooden worksurfaces and matching eye level wall mounted units, tiled splashback, one and a half sink with drainer and mixer tap, space for under-counter fridge freezer, space and plumbing for a washing machine, integrated oven with four ring induction hob and extractor over.

### **Bedroom One**

Carpeted, skirting, picture rail, ceiling light, double glazed window to the rear aspect, radiator.

### **Bedroom Two**

Carpeted, skirting, picture rail, ceiling light, double glazed window to the front aspect, radiator.

## Bathroom

Tiled effect lino flooring, skirting, ceiling light, extractor fan, two double glazed obscure windows to the side aspect, freestanding bath with mixer tap and shower attachment, tiled walk-in shower cubicle, recess storage area and Rainfall shower, wash hand basin with mixer tap and tiled splashback, WC, heated towel rail.

## Externally

### Rear Garden

South facing rear garden is accessed via the kitchen and commences with a paved patio area and lawn area.

## Lease Information

Lease: 143 years remaining  
Ground Rent: £0  
Service Charge: £0

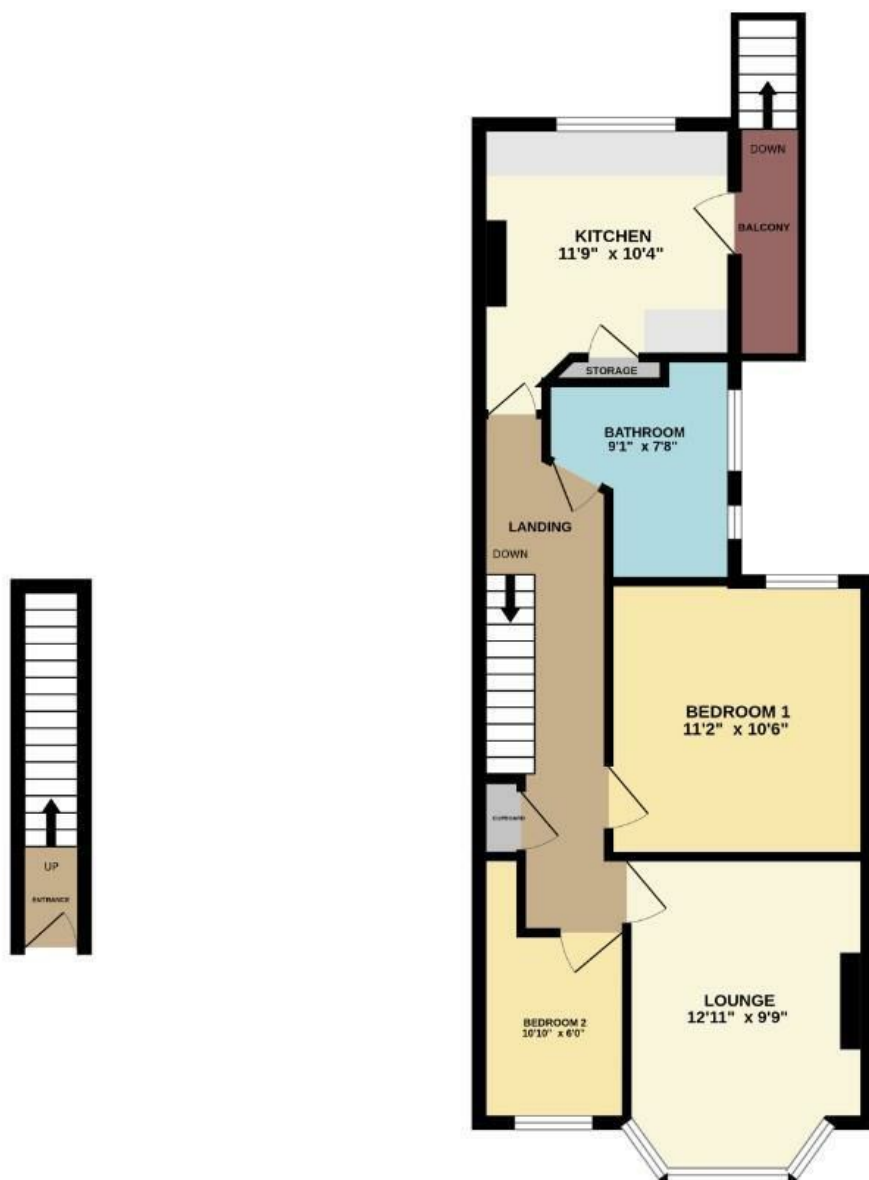
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR  
587 sq. ft. approx.

1ST FLOOR  
747 sq. ft. approx.



TOTAL FLOOR AREA : 587 sq.ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: D  
Tenure: Leasehold  
Council Tax Band: A

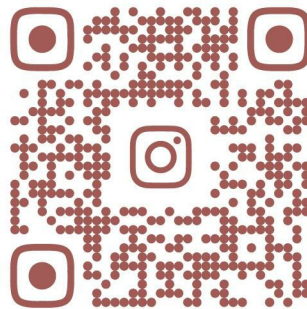
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