



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Pall Mall, Leigh-On-Sea



**Morgan Brookes believes** - This well-presented modern two-bedroom first-floor flat in a highly sought-after Leigh-on-Sea location, offering easy access to Chalkwell Train Station, Leigh Broadway and Old Leigh. The property benefits from its own section of the rear garden, no ground rent or service charges, and is offered with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors.

**Our Sellers love** - Being in a fabulous location close to local amenities & having the seafront just a short walk away.

### Key Features

- First Floor Flat.
- Two Bedrooms.
- Private Balcony.
- Own Section Of Rear Garden.
- No Ground Rent / Service Charges.
- Modern Decor throughout.
- Prime Leigh On Sea Location.
- No Onward Chain.
- Call Morgan Brookes Today!

**Guide Price £275,000-  
£285,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Pall Mall, Leigh-On-Sea

## Entrance

Wood panelled door to communal hallway with private wood panelled door to :

## Hallway

Stairs to first floor landing, carpet flooring.

## Landing

**18' 1" x 5' 2" (5.51m x 1.57m)**

Built in storage area, ceiling incorporating loft access, carpet flooring, doors to :

## Living Room

**13' 4" x 9' 10" (4.06m x 2.99m)**

Double glazed bay window to front aspect, feature fireplace, radiator, carpet flooring.

## Kitchen

**12' 0" nt 9'5" x 10' 7" (3.65m nt 2.87m x 3.22m)**

Double glazed window to rear aspect, obscure double glazed door to private balcony & garden, range of fitted base and wall mounted units, solid wood work surfaces incorporating 1 & 1/2 bowl sink and drainer unit, electric hob with extractor over, splash back tiling, built in storage cupboard, space and plumbing for appliances, fitted oven, wall mounted Combi boiler, radiator, wood effect flooring.

## Private Balcony

Steps leading down to garden, paved seating area, remainder laid to lawn with various trees, store unit to stay.

## Bedroom 1

**11' 2" x 10' 4" (3.40m x 3.15m)**

Double glazed window to rear aspect, radiator, carpet flooring.

## Bedroom 2

**7' 9" x 5' 10" (2.36m x 1.78m)**

Double glazed window to front aspect, radiator, carpet flooring.

## Bathroom

**8' 10" x 7' 7" (2.69m x 2.31m)**

Obscure double glazed window to side aspect, panelled bath with raised shower system, pedestal hand basin, low level WC.

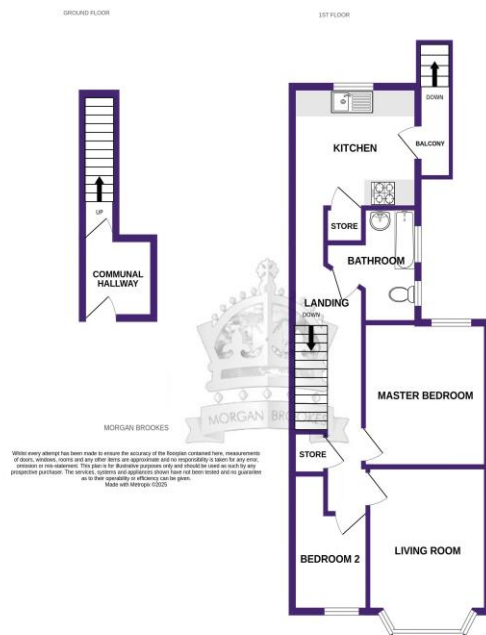
## Additional Information

Remaining Lease Length : Approx. 143 years

Ground Rent : Nil

Service Charges : Nil

Full Right To Manage In Place



**Local Authority Information**  
**Southend-on-Sea City Council**  
**Council Tax Band: A**

**01268 755626**

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.