



223 Pall Mall



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Leigh-On-Sea
Essex
SS9 1RD

Offers in excess of £625,000



This incredible semi-detached house has been beautifully decorated from top to bottom and is the perfect purchase for a family looking for their forever home being situated right in the heart of Leigh-On-Sea with excellent local amenities. The property provides off street parking for one vehicle and side gated access to a wonderful rear garden with a shed for additional storage and multiple seating areas which is a relaxing space to host guests all year round. Walk through the front entrance door and you will fall in love with the stylish interior, you will find a downstairs cloakroom, spacious open plan living space including lounge and dining room, lovely kitchen/breakfast room with an island extending into breakfast bar, three piece suite family bathroom, office which could also be used as a fifth bedroom with a private balcony where you can wake up and sip your morning coffee in the fresh air and four great sized double bedrooms with an en-suite and Juliet balcony to bedroom one. Another true selling point to this amazing property is its fantastic location being in catchment to Leigh North Street Primary School and Westcliff Grammar School which are highly sought after schools in the area, you can stroll 5 minutes down the road to Leigh Broadway where you can meet friends and enjoy shopping, cafes, bars, restaurants, only a 15 minute walk to Old Leigh where you will find more restaurants and beer gardens overlooking the stunning estuary and only a 12 minute walk to Chalkwell station which is ideal for any commuters in the family.



Entrance

Entrance door into hallway comprising coved cornice to smooth ceiling with pendant lighting, stairs leading to first floor landing, under stair storage cupboard, dado rail, radiator, exposed floorboards, doors to:

Downstairs Cloakroom

Two piece suite comprising wall mounted wash hand basin with mixer tap, low level w/c, double glazed obscure window to side, smooth ceiling with pendant lighting, tiled flooring.

Lounge

11'10" x 13'7" (3.61m x 4.14m)

Double glazed bay window to front, coved cornice to smooth ceiling with pendant lighting, gas fire, radiator, exposed floorboards, open into:

Dining Room

10'10" x 11'2" (3.30m x 3.40m)

Coved cornice to smooth ceiling with pendant lighting, feature fireplace, radiator, exposed floorboards, double doors to:

Kitchen/Breakfast Room

12'5" x 17'0" (3.80m x 5.20m)

Range of wall and base level units with solid wood work surfaces above incorporating inset butler sink with mixer tap, island with solid wood work surfaces above extending into breakfast bar, integrated dishwasher, space for range cooker with extractor unit over, space for washing machine and fridge/freezer, storage cupboard, double glazed windows to side and rear, skylights, double glazed French doors to rear opening to rear garden, coved cornice to smooth ceiling with pendant lighting, tiled splashbacks, radiator, exposed floorboards.

First Floor Landing

Double glazed window to side, coved cornice to ceiling, wall mounted lights, stairs leading to second floor landing, picture rail, dado rail, carpeted flooring, doors to:

Bedroom Two

11'11" x 13'6" (3.63m x 4.11m)

Double glazed bay window to front, coved cornice to smooth ceiling with pendant lighting, feature fireplace, radiator, exposed floorboards.

Bedroom Three

11'11" x 11'2" (3.63m x 3.40m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, large fitted wardrobes, feature fireplace, radiator, exposed floorboards.

Bedroom Four

10'10" x 5'11" (3.30m x 1.80m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Office

5'2" x 8'10" (1.57m x 2.69m)

Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring, door opening to private balcony.

Bathroom

Three piece suite comprising panelled bath with rainfall shower above and handheld attachment over, wash hand basin bowl set onto vanity unit with wall mounted mixer taps, low level w/c, heated towel rail, double glazed obscure window to side, coved cornice to smooth ceiling with pendant lighting, partial loft access, partially tiled walls, exposed floorboards.

Second Floor Landing

Coved cornice to ceiling with pendant lighting, carpeted flooring, door to:

Bedroom One

17'1" x 21'5" (5.21m x 6.53m)

Double glazed Velux windows to front, double glazed French doors to rear opening to Juliet balcony, smooth ceiling with pendant lighting, eaves storage, radiator, exposed floorboards, door to:

En Suite

Three piece suite comprising walk in shower cubicle with handheld rainfall attachment over, wall mounted wash hand basin, low level w/c, heated towel rail, extractor fan, double glazed obscure window to rear, smooth ceiling with pendant lighting, partially tiled walls, exposed floorboards.

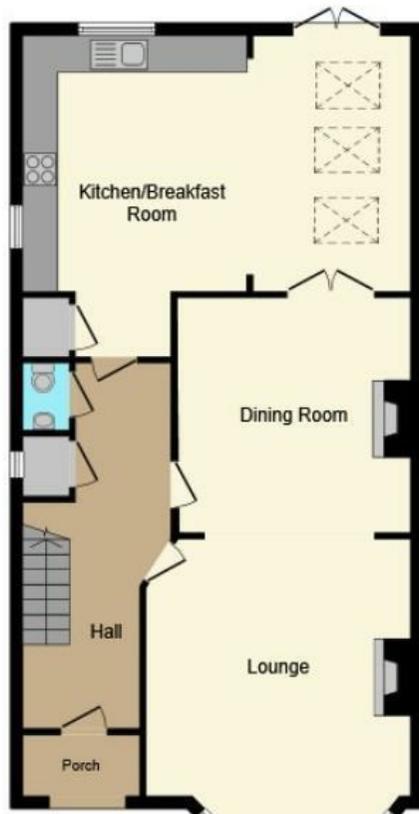
Rear Garden

Steps down to block paved seating area, block paved pathway to side leading to further raised seating area at rear, remainder laid to lawn, partial shrubs, shed at rear to remain, side gate providing access to front garden.

Front Garden

Block paved driveway providing off street parking for one vehicle, step up to front entrance door, side gate providing access to rear garden.





Ground Floor



First Floor



Second Floor