

**RUSH  
WITT &  
WILSON**



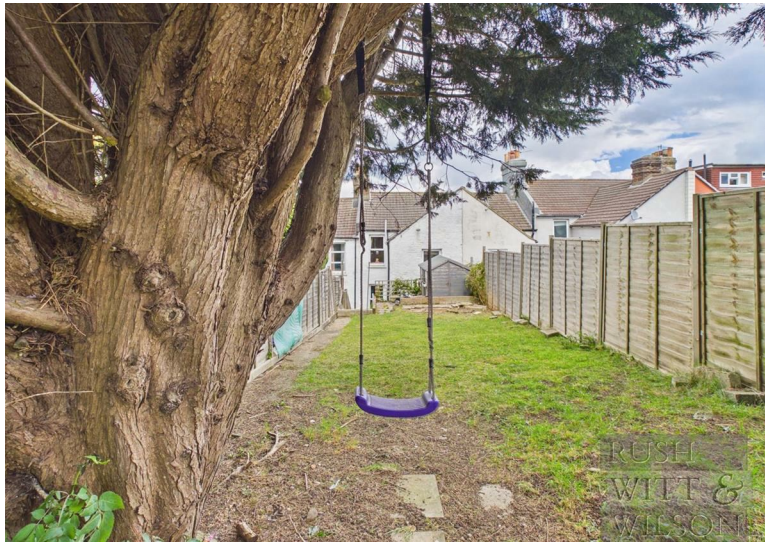
RUSH  
WITT &

**41 Paynton Road, St. Leonards-On-Sea, TN37 7DY  
Offers In Excess Of £250,000 Freehold**

**\*\*CHAIN FREE\*\***

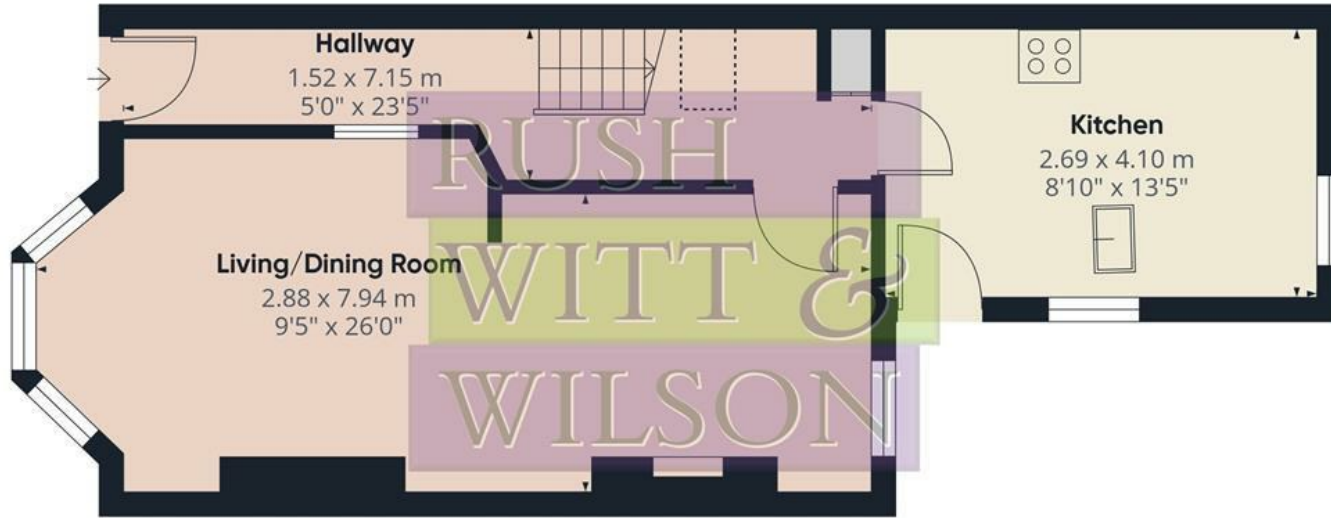
Located in the popular Silverhill area of St Leonards, this attractive older-style terraced home offers spacious, well-presented accommodation perfectly suited to families, first-time buyers, or those looking to enjoy a convenient and well-connected location close to local amenities, highly regarded schools, and Alexandra Park. Well maintained throughout, the property combines character and modern living with a bright and airy dual-aspect open-plan living/dining room, creating a superb space for relaxing, dining and entertaining. The modern fitted kitchen is both stylish and practical, while upstairs the home continues to impress with three well-proportioned bedrooms and a contemporary family bathroom. The enclosed rear garden is arranged over two levels, providing a versatile outdoor space ideal for enjoying the warmer months, gardening, or entertaining guests. To the rear of the garden there is also exciting potential to create off-road parking, subject to the necessary planning and building consents.

Further benefits include gas central heating, double glazing, and a desirable residential setting, making this a fantastic opportunity to secure a charming three-bedroom home in one of St Leonards' most popular areas.









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

83.2 m<sup>2</sup>

895 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

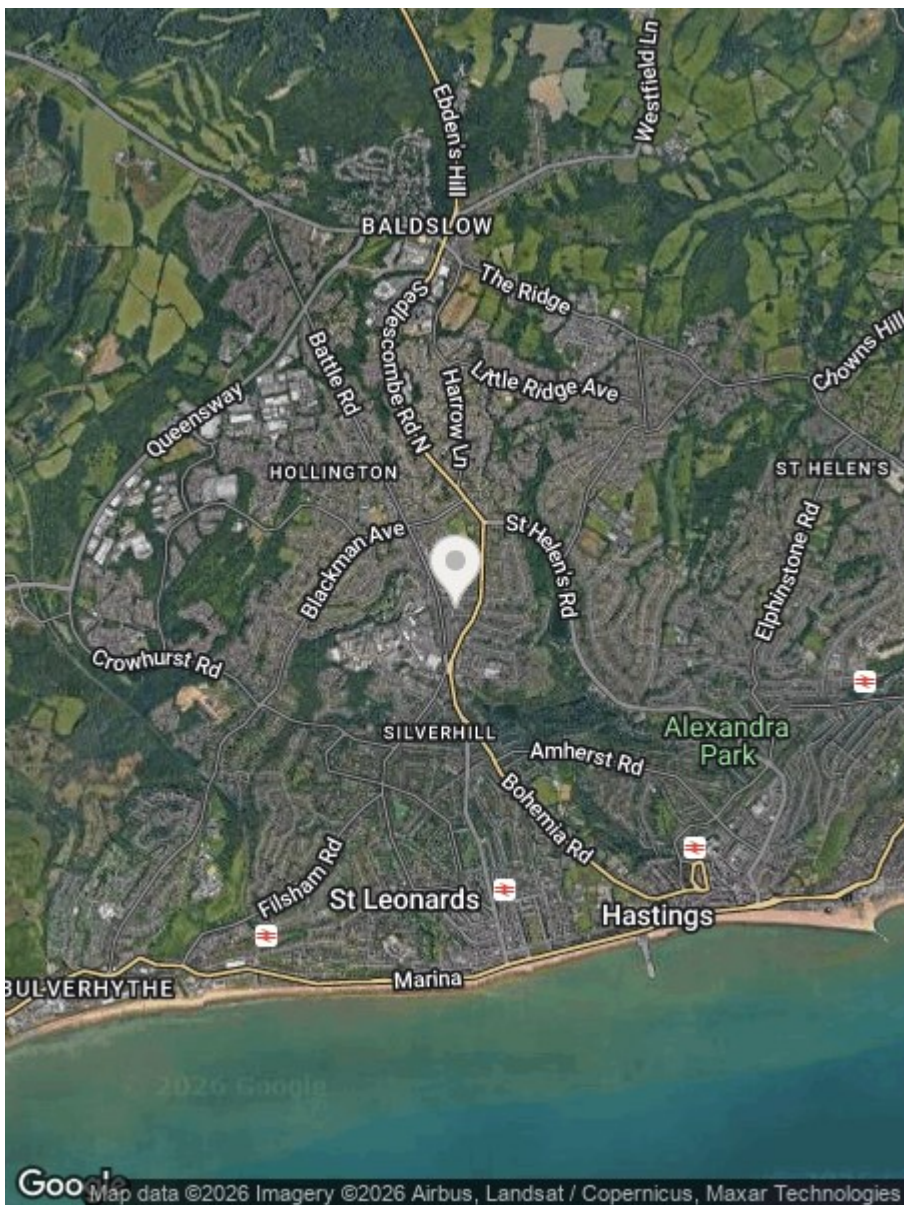
4 ft<sup>2</sup>


(1) Excluding balconies and terraces


Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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