

RUSH  
WITT &  
WILSON



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

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**\*CHAIN FREE\***

Nestled on the charming Paynton Road in St. Leonards-On-Sea, this delightful mid-terrace house offers a wonderful opportunity for the next purchaser. The property features two reception rooms, providing ample space for both relaxation and entertaining. As you enter, you are greeted by a welcoming living room at the front, which flows seamlessly into a separate dining room. This versatile space can also serve as an occasional bedroom, catering to your needs. At the rear, the large kitchen awaits, offering a fantastic area for culinary creativity and family gatherings. The first floor comprises two well-proportioned bedrooms, complemented by a dressing room that can easily be transformed into a home office, perfect for those who work remotely. The main bathroom is conveniently located to serve the upper level. The property is ideally situated for families, being well-positioned for the highly regarded Silverdale Primary School, making school runs a breeze. Additionally, the large rear garden is a standout feature, boasting a decked area perfect for summer barbecues and a long lawn space that invites outdoor play and relaxation. While some updating is required, this home presents a fantastic opportunity to personalise and enhance to your taste. With the added benefit of being chain free, this property is ready for you to make it your own. Whether you are looking for a family home or a sound investment, this residence on Paynton Road is not to be missed.





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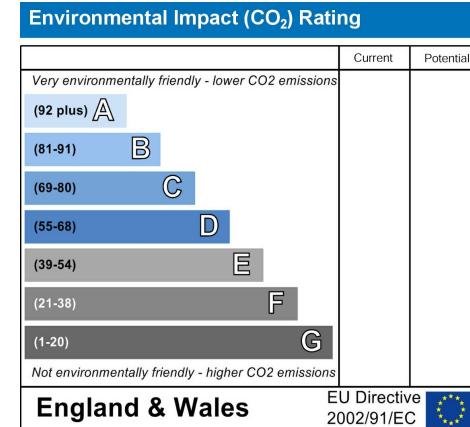
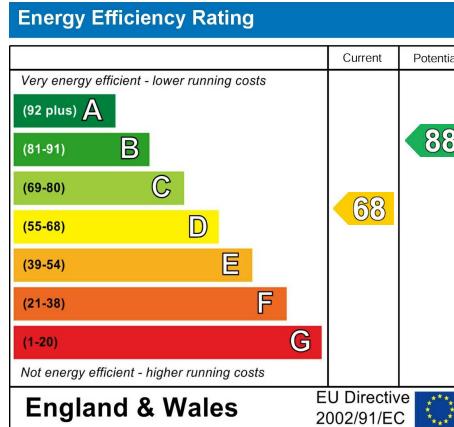
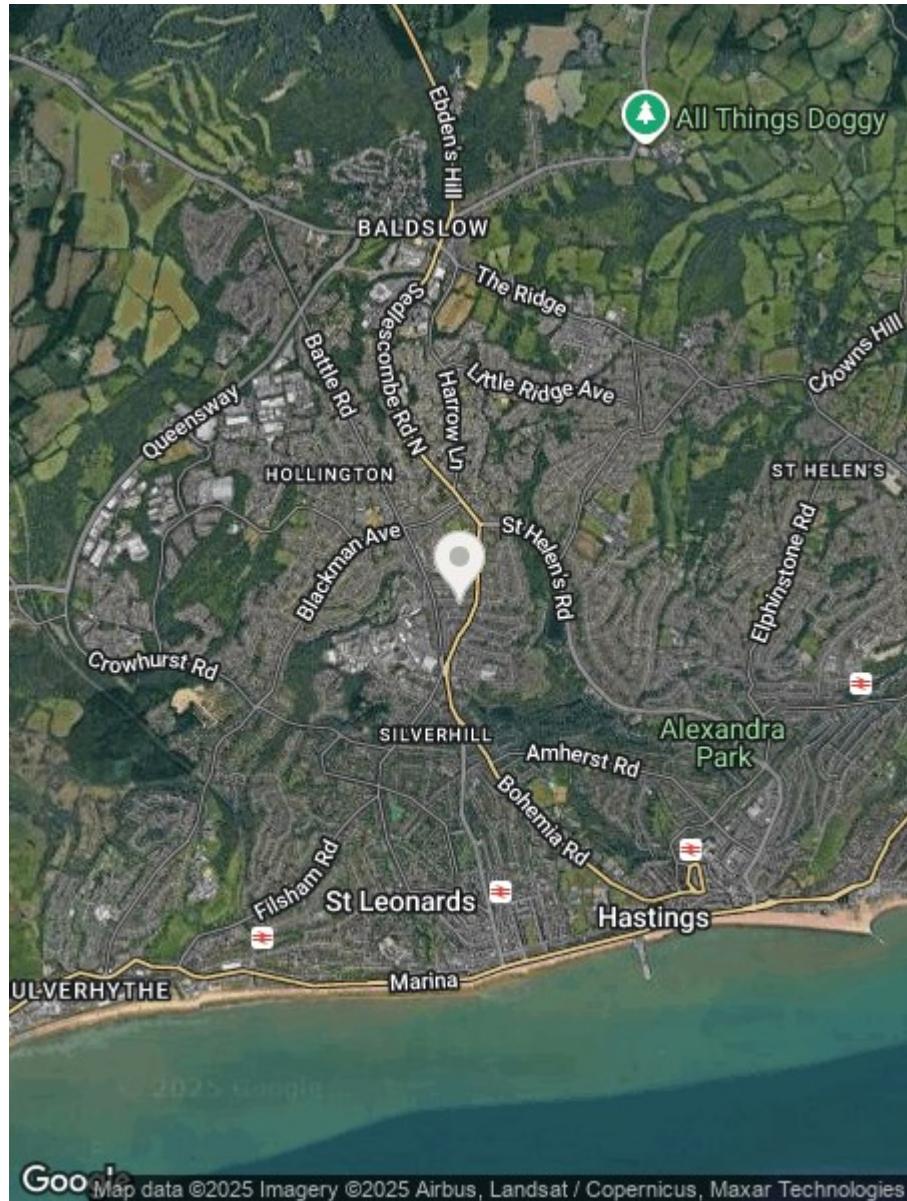


Approximate total area<sup>(1)</sup>  
82.5 m<sup>2</sup>  
888 ft<sup>2</sup>



(1) Excluding balconies and terraces

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



#### 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:

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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