

**RUSH
WITT &
WILSON**



**65 Paynton Road, St. Leonards-On-Sea, East Sussex TN37 7DZ
£297,000**

Offered for sale chain free this stylish three bedroom older style property is an absolute must view. Located within a very popular road it offers ease of access to local schools, shops and benefits from a large sunny garden and off road parking to the rear. Internally a welcoming entrance hall with feature curved wall leads off to a well lit dining room that interconnects to a bay fronted reception room with attractive plantation style shutters and an open fireplace. A large dual aspect kitchen is found to the rear offering plenty of space and to the first floor a split level landing leads off to three well appointed bedrooms together with a modern bathroom/wc. This property enjoys the ideal blend of modern fixtures and older period features and the rear garden is a great size with an outbuilding to the far end and the garden really does catch the sun. Given the popularity of the location and the welcoming presentation of the property, early viewings are strongly advised.



Covered External Porch

Double glazed entrance door leading through to:

Entrance Hall

Wood effect flooring, carpeted stairs rising to the first floor, feature curved wall, dado rail, understairs storage cupboard, wall mounted thermostat control, radiator, archway leading through to:

Dining Room

11'3 x 9'7 (3.43m x 2.92m)

Double glazed door to rear providing access to the rear garden, wood effect flooring, radiator, picture rail, shelving to one side of the chimney recess and fitted storage cupboards to the adjacent side, archway leading through to:

Living Room

14'1 x 11'3 (4.29m x 3.43m)

Double glazed bay window to front with fitted plantation style shutters, radiator, original coved ceiling, picture rail, wood effect flooring, centre piece fireplace with tiled hearth and attractive mantel, curved feature wall.

Kitchen

14'7 x 8'10 (4.45m x 2.69m)

Double aspect with double glazed window and door to side with a further double glazed window to rear overlooking the rear garden, comprehensive range of white gloss matching wall and base units with generous work surfaces over, five ring gas hob with Zanussi extractor above, fitted oven and grill, fitted and concealed Zanussi dishwasher, feature butlers sink with mixer tap, space and plumbing for washing machine, space for freestanding fridge/freezer, part tiled walls, tiled floor, coved ceiling, ceiling spotlights.

First Floor

Split Level Landing

Access to loft space, doors off to the following:

Bedroom One

13'9 x 11'4 (4.19m x 3.45m)

Two double glazed windows to front with fitted plantation style shutters, bespoke fitted shelving, wardrobes providing hanging and shelving space.

Bedroom Two

11'5 x 8'6 (3.48m x 2.59m)

Double glazed window to rear, carpet as laid, radiator, picture rail, fitted shelved cupboard.

Bedroom Three

8'9 x 8'1 (2.67m x 2.46m)

Double aspect with glazed window to side and rear, carpet as laid, radiator.

Bathroom/WC

5'10 x 5'6 (1.78m x 1.68m)

Double glazed opaque window to side, panel enclosed bath with mixer tap and independent shower set above with fixed and handheld shower heads and fitted shower screen, low level wc with dual flush, floating wash hand basin with mixer tap, laddered heated towel rail, ceiling spotlights, vinyl flooring

Outside

Rear Garden

The rear garden enjoys the sun and has a patio area to the immediate rear with water tap, steps lead up to a further patio area, well stocked with fruit trees and mature shrubs, the lawn extends with a sweeping pathway, attractive stone walled boundaries, LARGE OUTBUILDING considered perfect for storage with windows to rear and side. From the far end of the garden there are steps that rise to:

Off Road Parking

Found to the rear of the garden which comfortably offers off road parking for one vehicle with gated vehicular access via Windsor Road.

Agents Note

Council Tax Band - B

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

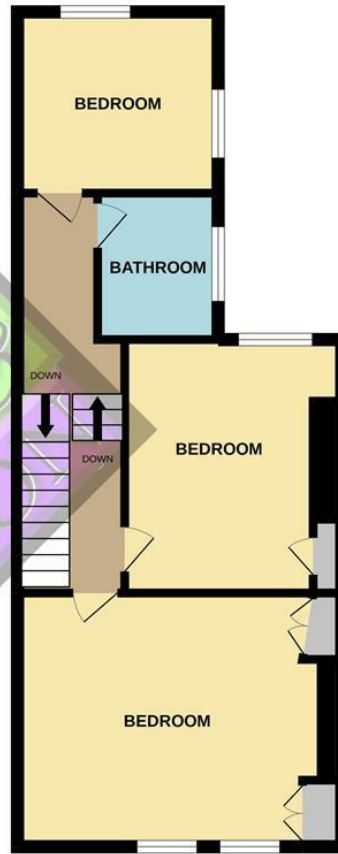




GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

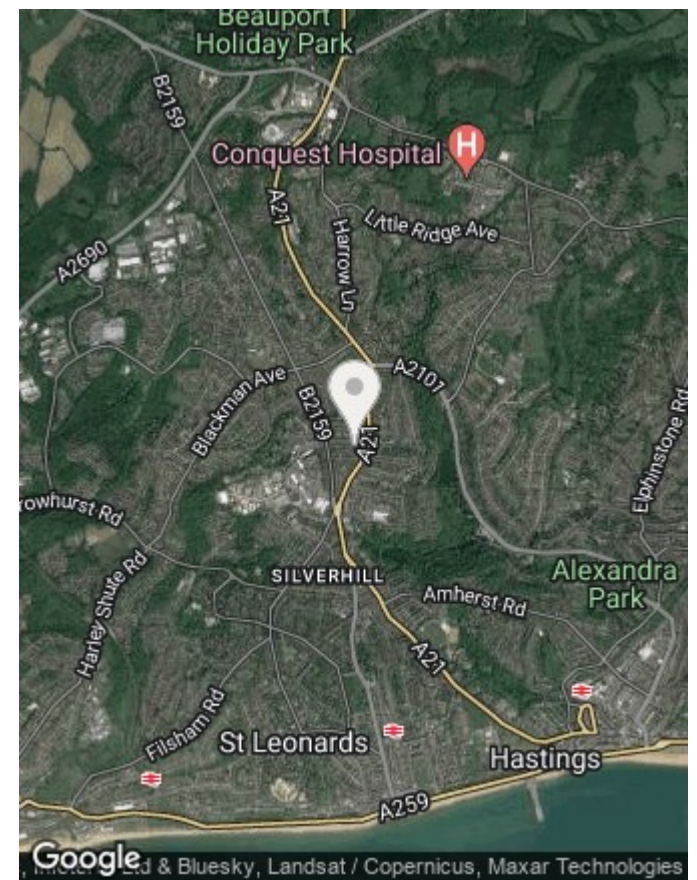


1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Residential Estate Agents
Lettings & Property Management



Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk