

**RUSH  
WITT &  
WILSON**



**14 Paynton Road, St. Leonards-On-Sea, TN37 7DY**  
**Offers In The Region Of £275,000 Freehold**



**Nestled on the desirable Paynton Road, we are delighted to present this charming older-style bay fronted mid-terrace house, now available to the market chain free. This property is ideally situated in the sought-after Silverhill area, making it perfect for families, with popular schools and local amenities just a stone's throw away. As you enter, you will find a well-presented accommodation spread over two floors. The ground floor features a dual aspect lounge-diner, providing a bright and inviting space for relaxation and entertaining. The kitchen-breakfast room is functional and well-equipped, ideal for family meals. Upstairs, the property boasts three comfortable bedrooms, offering ample space for family living or guests. The shower room is conveniently located, ensuring practicality for everyday use. One of the standout features of this home is the large garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the property benefits from off-road parking for two vehicles at the rear, a valuable asset in this area. With gas central heating, double glazing, and solar panels, this home is not only comfortable but also energy-efficient. This delightful property presents an excellent opportunity for those seeking a family home in a vibrant community. Don't miss your chance to view this lovely house on Paynton Road.**





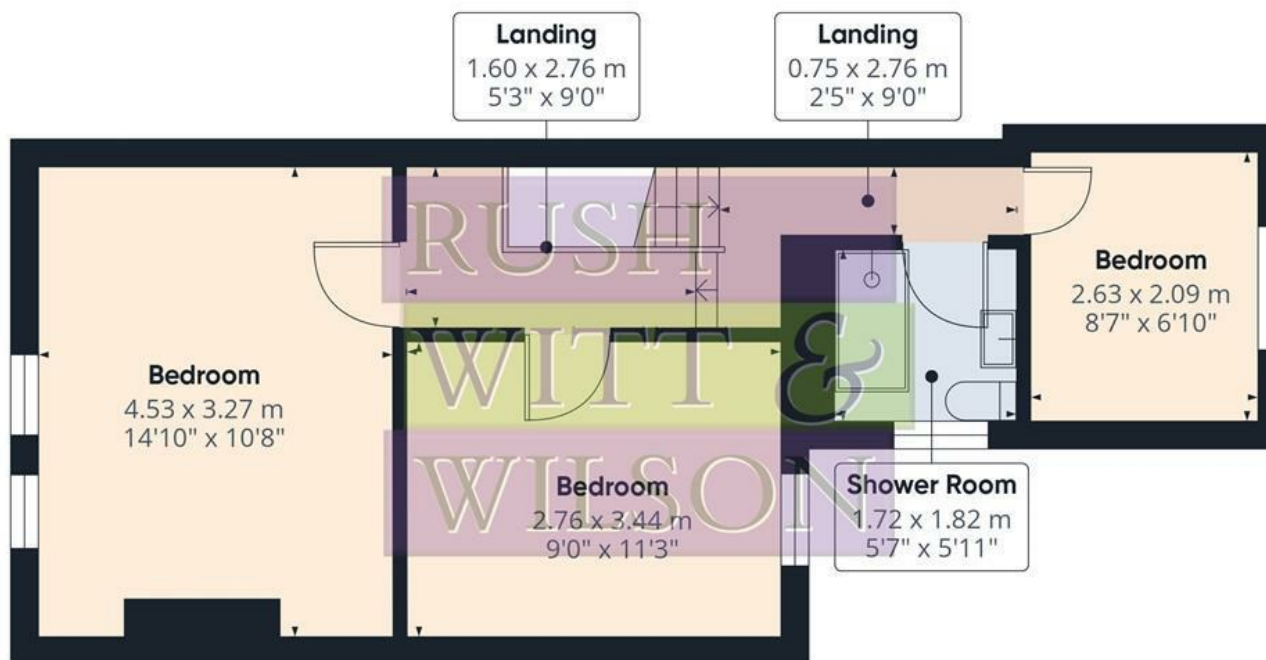








Floor 0



Floor 1



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

80.9 m<sup>2</sup>

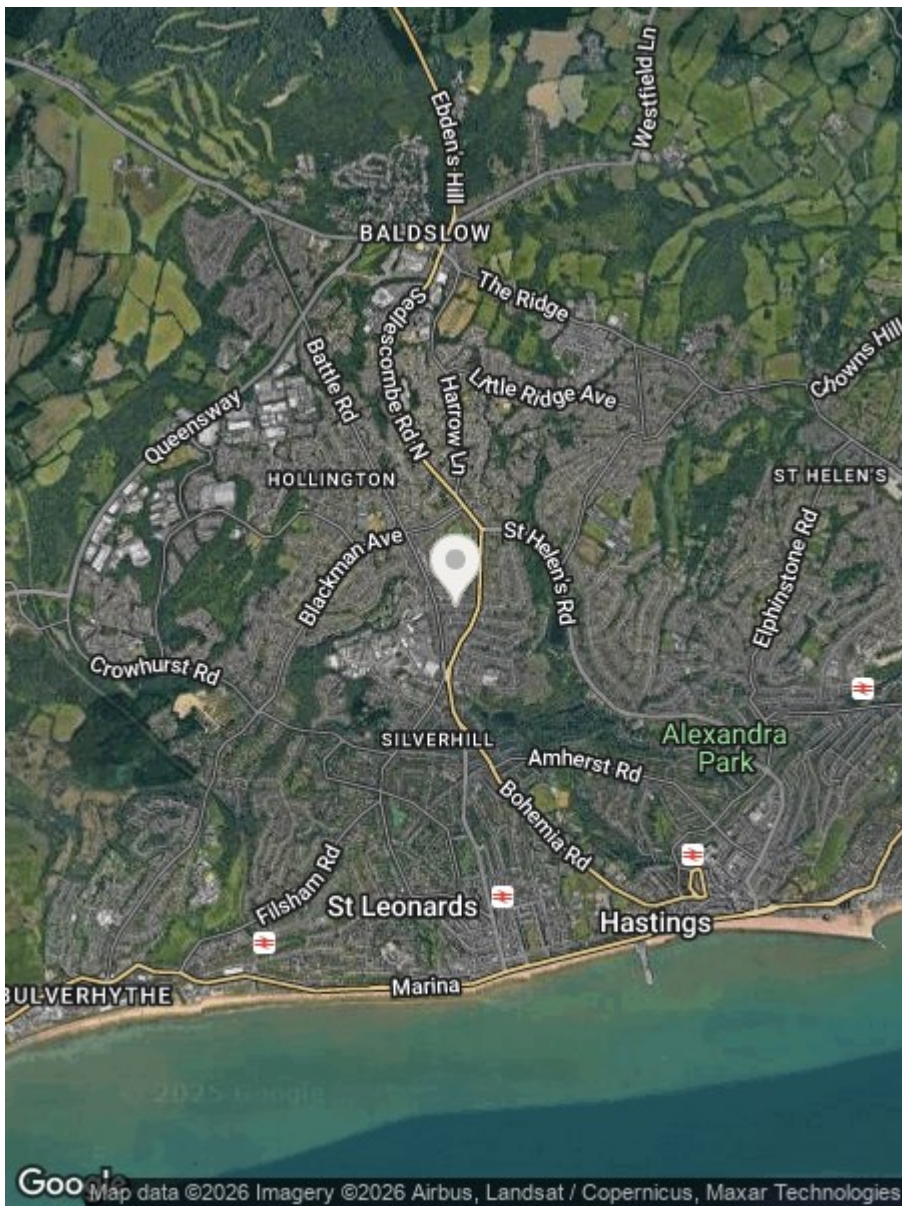
869 ft<sup>2</sup>

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	88
(81-91) B		
(69-80) C		
(55-68) D		
(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 <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:

1. 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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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