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**27 Paynton Road, St. Leonards-On-Sea, TN37 7DY  
Offers In Excess Of £230,000 Freehold**

**Nestled on the charming Paynton Road in St. Leonards-On-Sea, this mid-terrace house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and a usable loft room, this property offers ample space for families or individuals seeking room to grow. As you enter, you will find a large living/dining room that provides a perfect setting for relaxation and entertaining. The layout is spacious throughout, allowing for a comfortable living experience. The property does require modernisation, giving you the chance to personalise and enhance the space to your taste. The rear garden is a delightful feature, mostly laid to lawn and accessible by steps, offering a serene outdoor area for gardening or enjoying sunny days. This space is ideal for those who appreciate a bit of greenery and the opportunity to create an outdoor retreat. Being CHAIN FREE, this property allows for a smoother transition, making it an attractive option for buyers looking to move quickly. With its potential and prime location, this house on Paynton Road is a fantastic prospect for anyone eager to invest in a property that they can truly make their own. Don't miss the chance to explore the possibilities this home has to offer.**





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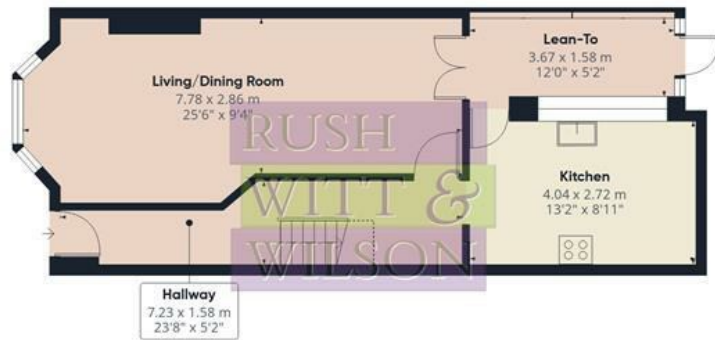


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**Floor 0**



**Floor 1**



**Floor 2**



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

114.8 m<sup>2</sup>

1234 ft<sup>2</sup>

**Reduced headroom**

9.3 m<sup>2</sup>

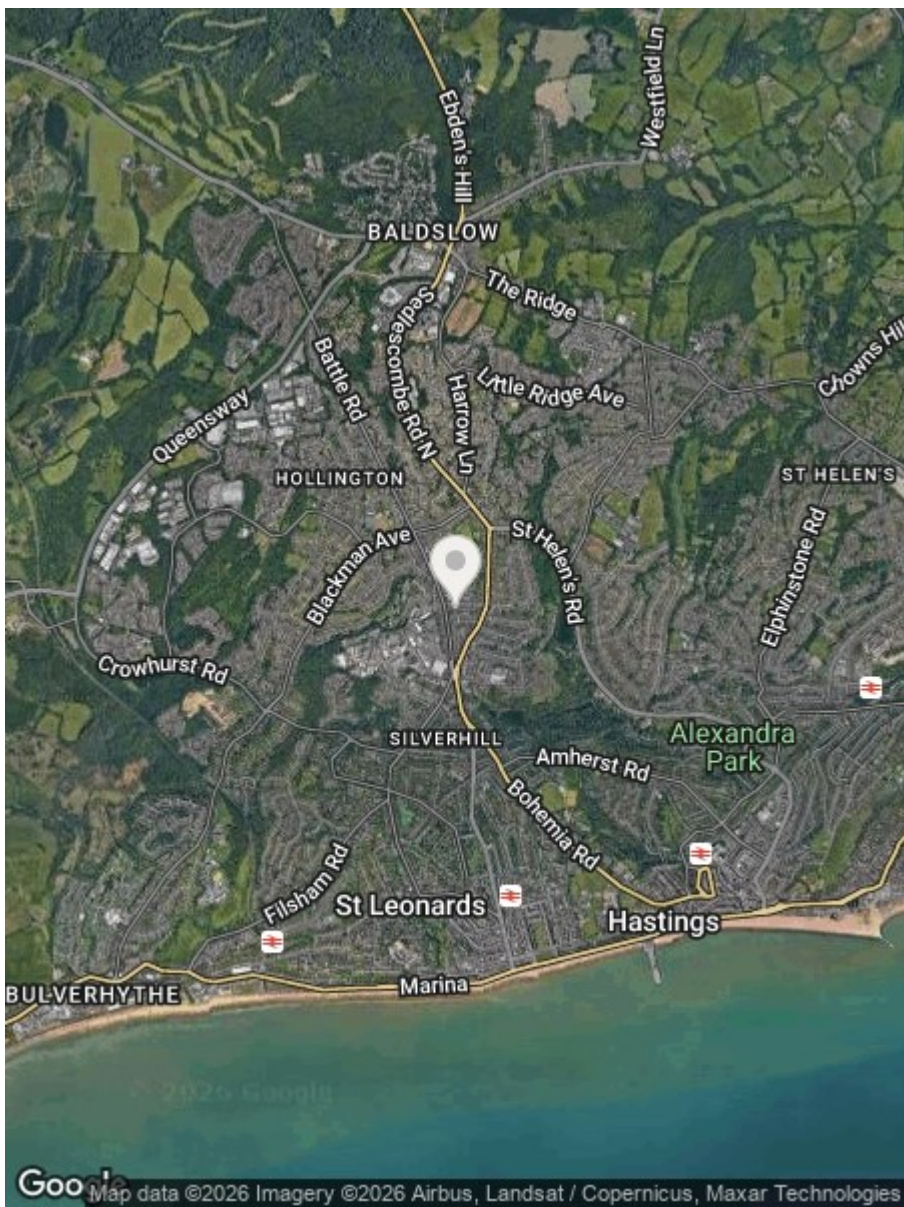
100 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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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>

**RUSH  
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