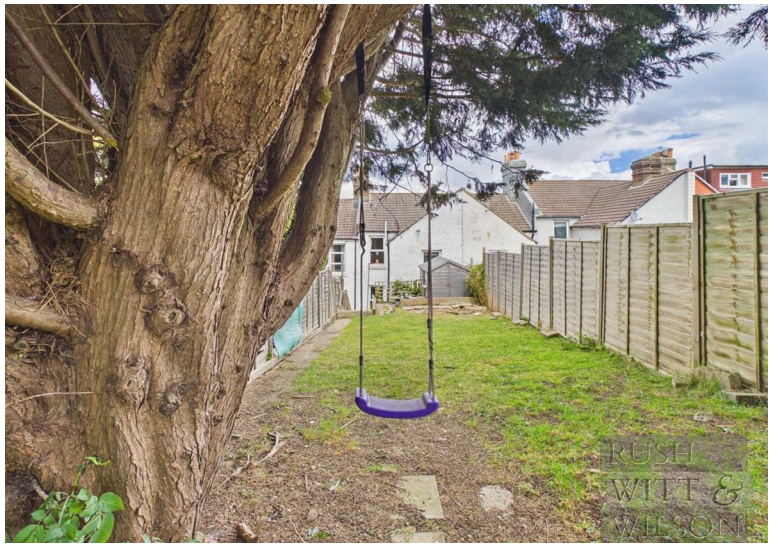
41 Paynton Road, St. Leonards-On-Sea, TN37 7DY
Offers In Excess Of £240,000 Freehold

****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.



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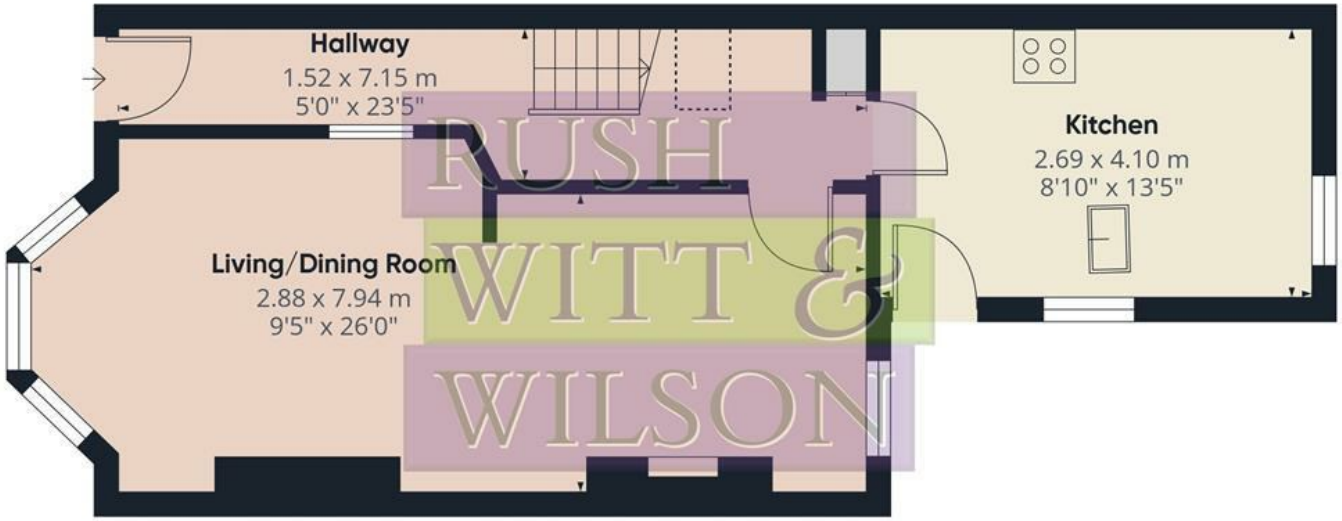
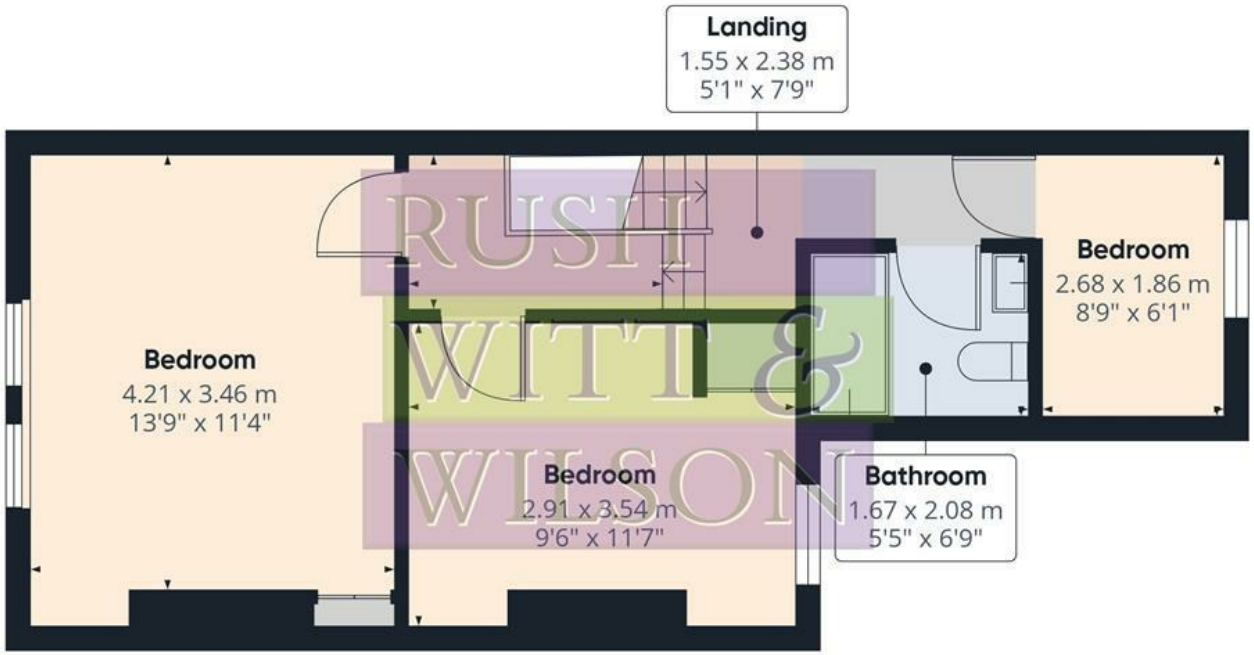


Floor 0



Floor 1

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Approximate total area(1)

83.2 m²

895 ft²

Reduced headroom

0.4 m²

4 ft²

(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.

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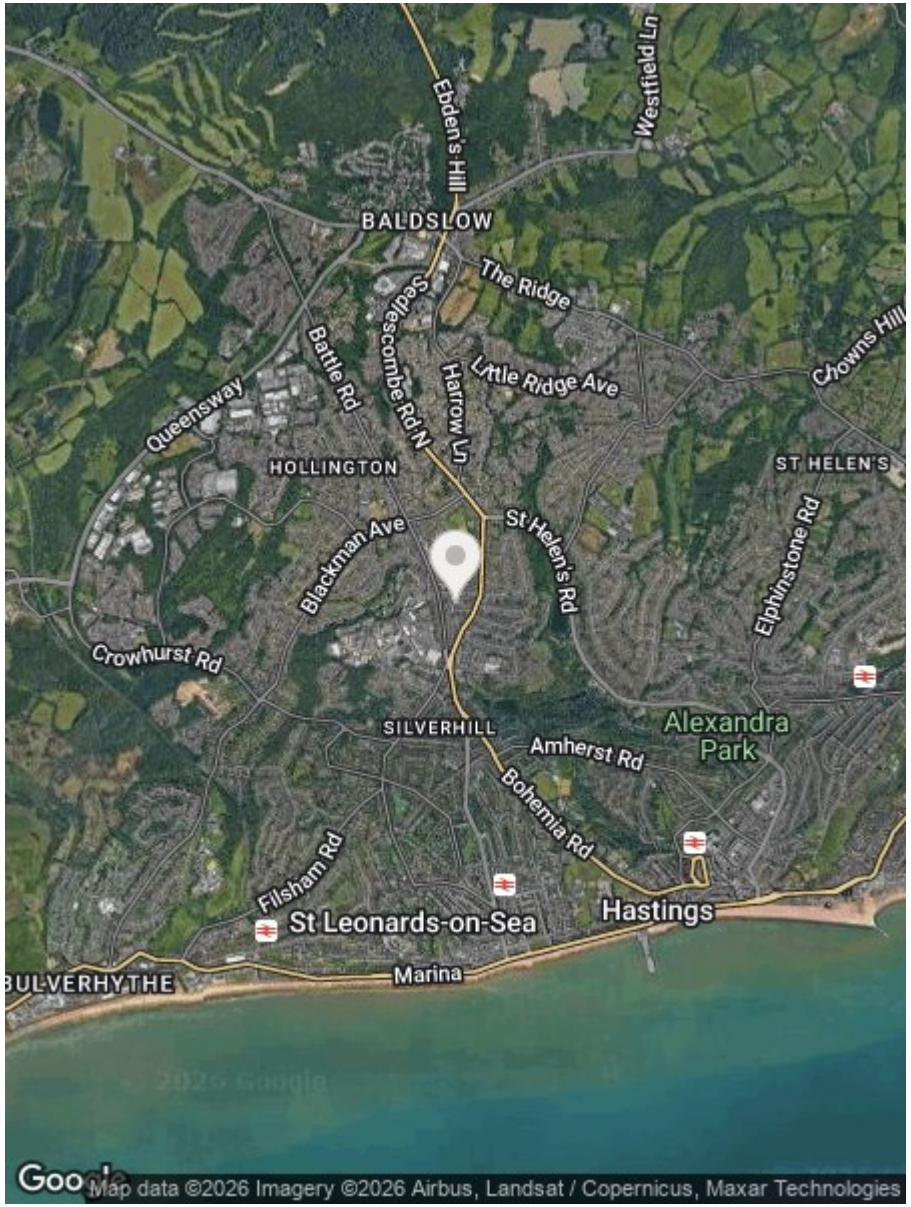

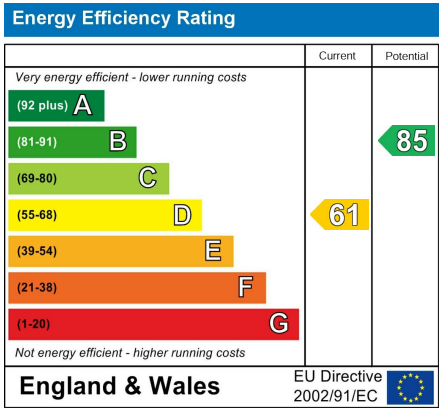

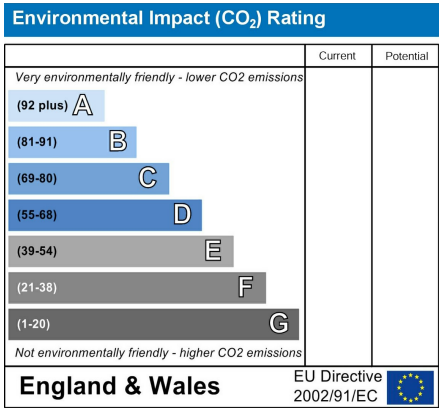

Council Tax Band - B

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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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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