



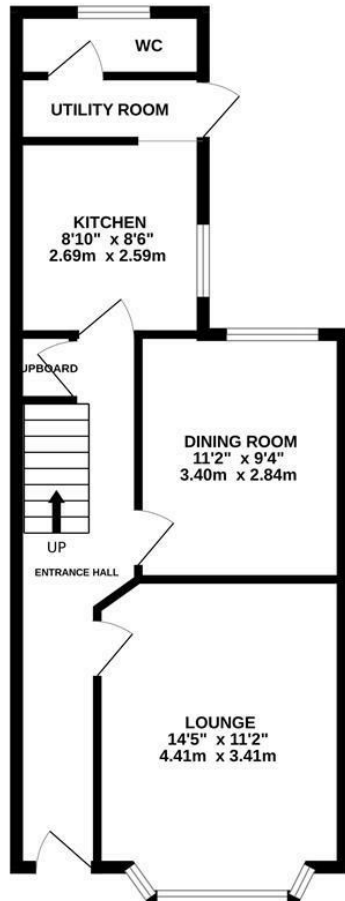
Paynton Road, St. Leonards-On-Sea TN37 7DY

Offers in excess of £265,000

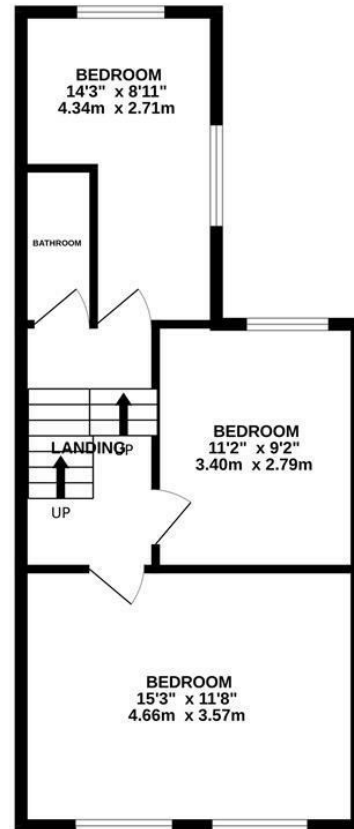


A well presented three bedroom TERRACED FAMILY HOME situated in a highly sought after SILVERHILL LOCATION close to popular schools, local shops and good transport links, it's ideally positioned for family life. The accommodation here is arranged as a BAY FRONTED LIVING ROOM which enjoys a FEATURE FIREPLACE while the DINING ROOM is positioned at the rear of the property benefitting from an outlook to the rear garden. The MODERN FITTED KITCHEN is separate providing ample storage and worktop space, with room for appliances. There is also a handy UTILITY ROOM and downstairs cloakroom. The first floor houses three bedrooms, two of which are GENEROUS DOUBLE ROOMS, together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The family friendly rear garden is a particular feature here, it offers an area of patio followed by a raised deck providing the perfect spot to entertain or DINE AL-FRESCO with an EXPANSE OF LAWN offering rear access. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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