



Payne Avenue

Hove, BN3 5HD

Guide Price £700,000 to £725,000

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# Payne Avenue, Hove, BN3 5HD

**\*\* Guide Price £700,000 to £725,000\*\*** An attractive white rendered, spacious Victorian house, located in the ever popular Poets Corner district of Hove. The property has had a recently redecorated exterior, and internally, has been tastefully styled throughout, boasting an abundance of period features including original stripped wood floors and pine doors, cast iron fireplaces, picture rails and high ceilings.

With accommodation arranged over three floors, the property comprises two reception rooms and a kitchen breakfast room, four double bedrooms; principal with en-suite and a family bathroom.

Furthermore, the property boasts a favoured SOUTH facing garden and wonderful far reaching sea views. **\*\* Viewings to commence on the 3rd June\*\***

## Location

Payne Avenue is one of the quieter road in the popular Poets Corner district of Hove, and is situated close to Portland Road that has a vast array of shops, cafes, family friendly gastro pubs and provides a comprehensive bus service in and out of the City. Aldrington station is within 0.2 miles for those needing to commute to London. Excellent (OFSTED) schools are within 0.4 miles, and Stoneham Park featuring a children's playground, sporting facilities and the community-run Hive Café and Community Centre is at the end of the road.

## Accommodation

Approached via a small low maintenance front garden with a terracotta tiled pathway and Vibrant blue timber framed front door.

The entrance vestibule has space to hang coats and opens onto the spacious open plan hallway that enjoys warm, real wood floors flowing throughout.

Overlooking the quiet street, the sitting room has a large bay window and split plantation shutters, and a calming Dove Grey colour palette. Real wood floors continue and the open cast iron fire with alcove shelving acts as a cosy focal point.

Now open plan to the hallway, the dining room has a heightened sense of space with light flooding in from both ends of the house. An original multi-pane timber framed door with southerly aspect gives direct access to the rear garden and an exposed brick chimney breast frames the pretty and original cast iron fireplace. There's shelving and cabinetry to the alcove, under stairs storage and access to the kitchen at the rear.

Classic and contemporary in style, the kitchen breakfast room is wide and bright with a south easterly dual aspect and floor laid to geometric vinyl tiles. There's a range of free standing real wood units with matching work top and upstand, open ledge shelving with a vintage style radiator. There's space and provisions for a range style cooker with extractor hood over, a freestanding fridge freezer, washing machine and dishwasher. With plenty of room for a breakfast table and chairs, and French doors opening on to the south facing garden.

Stairs with stripped wood treads and a contemporary striped stair runner rises to the first floor split level landing, which gives access to three bedrooms and the family bathroom.

At the front of the house with a large bay window and split plantation shutters, the principal bedroom is spacious with real wood floors and a crisp white décor. There's a pretty cast iron

fireplace with timber surround and floor to ceiling built in wardrobes to the alcoves.

Bedrooms three and four are both further double rooms with neutral carpeting and a bright southerly aspect, with sash windows and pleasant views over the gardens at the rear.

Laid to chequer board ceramic tiles, the family bathroom is tastefully styled with a vibrant blue décor and metro tiled surrounds. Comprising a panel enclosed bath with thermostatic monsoon shower over, a low level eco flush WC and a top mounted butler basin with heated towel rail.

A further turning staircase rises to the second floor loft conversion, which accommodates a spacious double bedroom with en-suite. Laid to engineered oak flooring with a bright dual aspect, this room boasts fantastic far reaching sea views and overlooks the gardens at the rear. The en-suite is modern in design with a Velux window and comprises a walk in shower with thermostatic controls, a low level Eco flush WC and wall mounted sink with white tiled splash back.

## Garden

Accessed via the kitchen, the rear garden boasts a favoured southerly aspect, and is private with fence and original wall surrounds. Laid to paving with low maintenance artificial grass, there's an outside water tap and wide side return.

## Additional information

EPC rating: D

Internal measurement: 120 Square metres / 1,291 Square feet

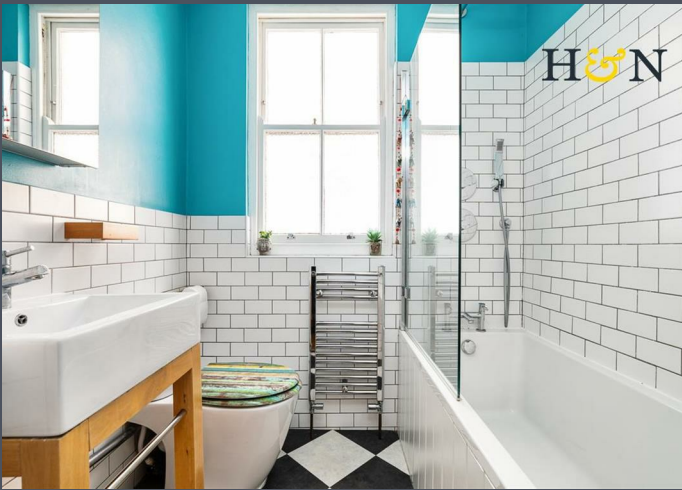
Tenure: Freehold

Council tax band: C

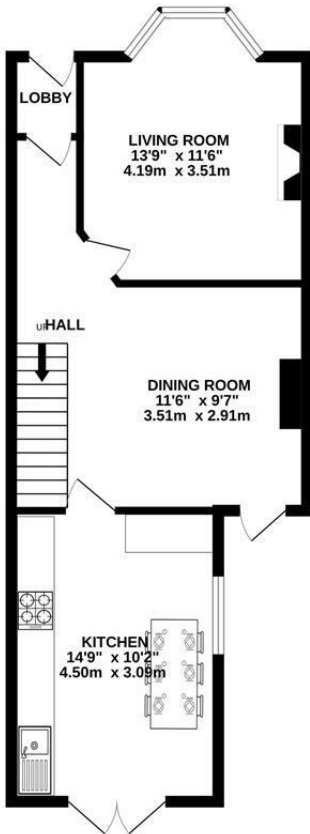
Parking zone: R







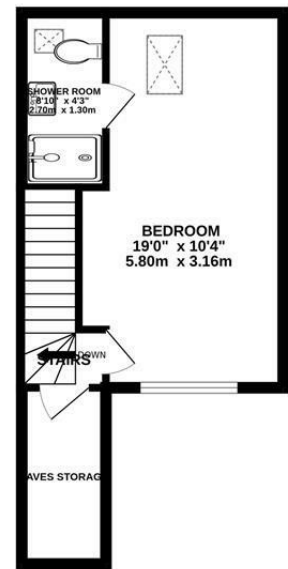
GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



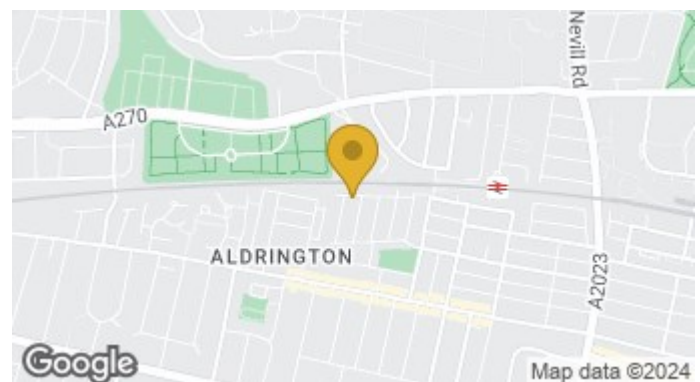
TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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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