



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
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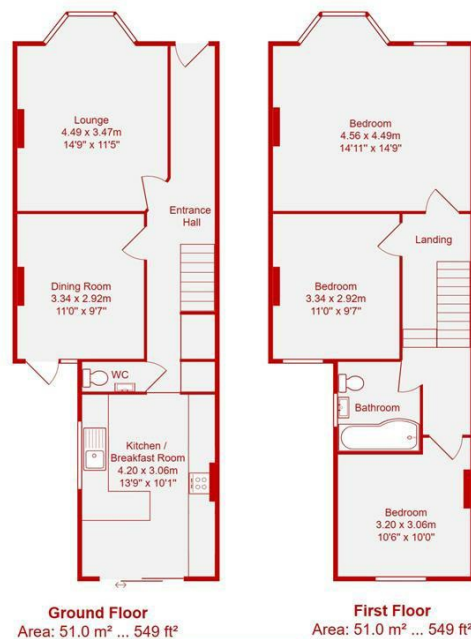
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- No Chain
- South Facing Garden
- New Bathroom
- Close To Hove & Aldrington Train Station
- Immaculate Three Double Bedroom House
- New Kitchen
- Recently Referbished Throughout
- Poets Corner

Payne Avenue, Hove

Price: £600,000 Freehold



Cox & Co are delighted to introduce this immaculately renovated three double bedroom family home, set in the highly sought-after Poets Corner.

This property offers an exceptional sense of space and light. Unlike many houses of its type, this one benefits from a particularly wide layout, giving it an open and inviting feel. The current owners have carefully considered every detail, incorporating a ground floor WC and a neatly concealed utility area for the washing machine. The kitchen has been finished to a superb standard, showcasing brand-new integrated appliances, elegant stone worktops, and bi-folding doors that extend the living space onto a sunny, south-facing garden.

The garden is a real highlight, complete with private access from the street – ideal for bikes, buggies or gardening tools. Recently landscaped, it combines smart flagstone paving with a newly planted flower bed, leaving plenty of scope for the next owners to personalise.

Inside, the ground floor also provides two versatile reception rooms, while upstairs there are three double bedrooms, all newly carpeted, along with a contemporary family bathroom. The principal bedroom spans the full width of the property, creating a wonderfully spacious and peaceful retreat. For those seeking additional space, the loft is well suited to conversion – a popular enhancement in the area – with potential for a further double bedroom and bathroom.

The location is equally appealing: Payne Avenue sits on the western side of Poets Corner, moments from Stoneham Park and within easy reach of Aldrington Station. Families will value the proximity to reputable nurseries and schools, while Portland Road, with its vibrant mix of cafés, bars, restaurants and independent shops, is just a short walk away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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