



Payne Avenue, Hove, BN3 5HB
£685,000 - £715,000 Guide



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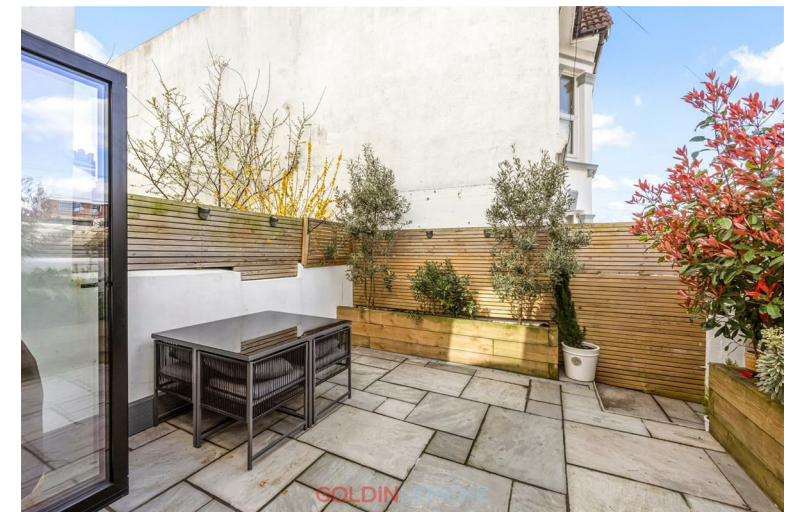
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A substantial and beautifully presented three-bedroom Victorian end-of-terrace home, occupying a prominent corner position on one of West Hove's most sought-after residential roads. Extending to approximately 1,321 sq ft of well-balanced accommodation over three floors, this is a deceptively spacious home that combines character, flexibility and modern living.





Further Information

The property is presented in excellent decorative order throughout and benefits from a sunny south-west facing patio garden, creating a wonderful extension of the living space during the warmer months.

The ground floor has wooden flooring throughout and features a bright and generously proportioned dual-aspect living and dining room, offering an inviting space for both relaxing and entertaining. To the rear, a well-appointed modern kitchen opens via bi-fold doors directly onto the garden, enhancing the sense of light and indoor-outdoor flow.

On the first floor are three well-proportioned double bedrooms, including a generous principal bedroom with fitted wardrobes, and a contemporary family bathroom.

The second floor provides a particularly valuable additional attic room, thoughtfully updated to include bespoke Sharps fitted wardrobes and shelving, creating a highly versatile space ideal for home working, guests or a dedicated dressing area.

Externally, the south-west facing patio garden enjoys excellent afternoon and evening sun and benefits from gated rear access onto Kendal Road.

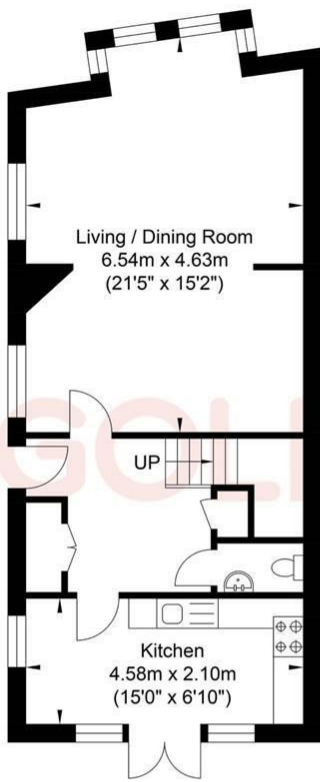
The property is ideally located on Payne Avenue, a highly regarded road in West Hove, within easy reach of the vibrant amenities of Portland Road, Hove seafront, and excellent transport links including Hove and Aldrington stations. The area is particularly popular with families, with a number of well-regarded schools nearby.

Directly opposite is the much-loved George Payne, a well-regarded and welcoming community pub known for its relaxed, family-friendly atmosphere.

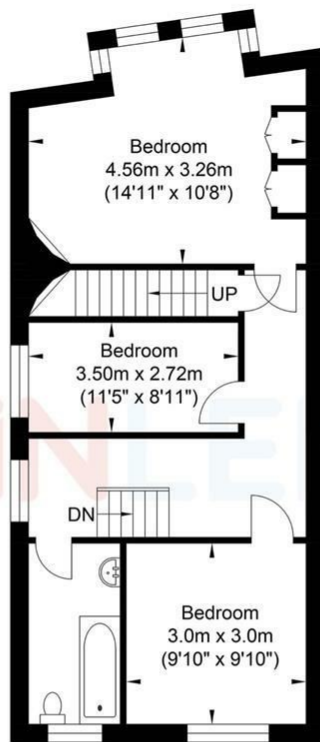


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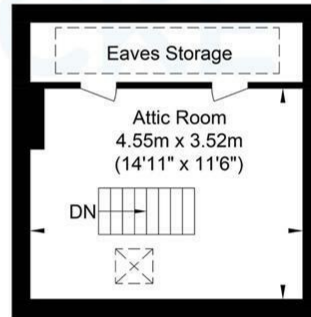
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Ground Floor
Approximate Floor Area
547.77 sq ft
(50.89 sq m)



First Floor
Approximate Floor Area
547.77 sq ft
(50.89 sq m)



Second Floor
Approximate Floor Area
226.25 sq ft
(21.02 sq m)



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Approximate Gross Internal Area = 122.80 sq m / 1321.80 sq ft
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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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