



- **Stunning Three Storey Period Terraced Town House**
- **Highly Sought After Location**
- **Large Kitchen Breakfast Room**
- **0.9 Miles From Hove Mainline Railway Station**
- **0.2 Miles Away From Stoneham Park**
- **South Facing Rear Garden**
- **Two Bathrooms One En-Suite**
- **Open Plan Ground Floor**
- **Close To Great Shops, Bars & Restaurants**
- **\*\*\* Complete Chain Seller Suited \*\*\***

## Payne Avenue, Hove

Price: £700,000 Freehold



**Total Area: 129.0 m<sup>2</sup> ... 1389 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Located on the quiet Payne Avenue in Hove's sought-after Poets Corner area, this charming four-bedroom family home offers convenience and community. Nearby amenities include Stoneham Bakehouse, Stoneham Park with its family-friendly café, The Snug, and Portland Road's array of shops, cafés, pubs, and independent retailers like Ackerman's Music and Lawrence's Art Supplies. The George Payne pub is a short stroll away, while Aldrington and Hove stations provide excellent transport links to London and the South East. Families will appreciate the proximity to well-regarded local schools.

The property spans three floors, with versatile living spaces. The ground floor features a through reception room with folding doors, a fireplace, and French doors opening to a sunny south-facing garden.

The open-plan kitchen-breakfast room offers ample space for a dining table and includes painted wooden units and a large range cooker.

Upstairs, the first floor has two spacious double bedrooms, one with a bay window and built-in wardrobes, and a family bathroom with a freestanding bath, a separate shower, and an adjacent utility room.

The top floor houses a stylish loft conversion with two additional double bedrooms, one with an ensuite shower room and the other offering rooftop views and a glimpse of the sea.

This delightful home combines character, practicality, and an ideal location for modern family living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC