



ESTATE AGENTS & VALUERS

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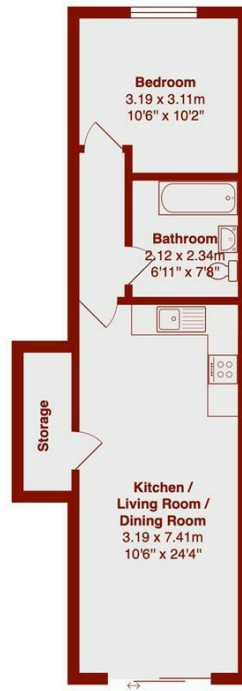
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- Ground Floor Apartment
- Private Rear Garden Flat
- Modern Bathroom
- Large Double Bedroom
- No Chain
- Well Presented Throughout
- Open Plan Modern Kitchen/Living Room
- Poets Corner Location
- Close To Aldrington & Hove Station

## Payne Avenue, Hove

Price: £275,000 Leasehold



#### Ground Floor

Area: 45.1 m<sup>2</sup> ... 486 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Situated in a quiet and sought-after pocket of Poets Corner on Payne Avenue, this spacious one-bedroom ground floor garden flat offers well-proportioned accommodation and an excellent layout throughout.

Upon entering the apartment, you are welcomed by a central hallway that provides access to all rooms. To the front of the property is a generous double bedroom, offering ample space for a large wardrobe and additional furniture, and benefiting from an abundance of natural light through large windows.

Off the hallway is the modern and spacious bathroom, finished to a good standard and comprising a shower over bath, WC and wash basin.

To the rear of the apartment is the bright and airy open-plan kitchen and living area, creating an ideal space for both relaxing and entertaining. The contemporary kitchen features plenty of storage and worktop space, while the living area is enhanced by large sliding doors that open directly onto a private garden, seamlessly blending indoor and outdoor living. A useful walk-in storage cupboard just off the living space adds further practicality.

This well-presented garden flat combines space, light and a peaceful location, making it an ideal home for professionals, couples or downsizers alike.

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.

Lease Length - 89 Years

Leasehold

Service Charge - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		
England & Wales		EU Directive 2002/91/EC