



Payne Avenue, Hove, BN3 5HB  
**£700,000 - £725,000 Guide**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Payne Avenue, Hove, BN3 5HB

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A substantial three-bedroom Victorian end-of-terrace house occupying a prominent corner position within easy reach of a wide range of local amenities. The property is presented in excellent decorative order throughout and further benefits from a sunny south-west-facing patio garden. We cannot stress that early inspection is essential.







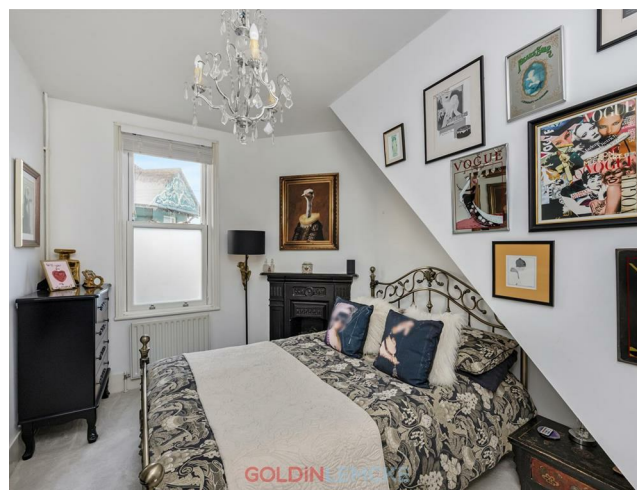
## Further Information

This attractive bay-fronted home offers light and generously proportioned accommodation arranged over three floors. The ground floor comprises a spacious dual-aspect living/dining room with wooden flooring, a downstairs cloakroom, and a well-fitted modern kitchen with bi-fold doors opening onto the patio garden.

To the first floor there are three bedrooms and a family bathroom, while the second floor provides an additional attic room, offering flexible space for home working or guests.

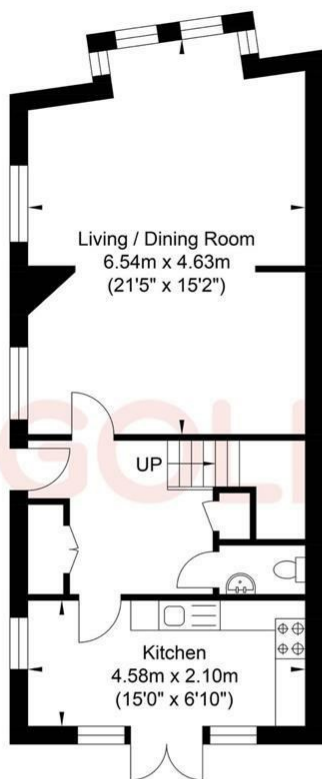
Further benefits include double-glazed sash windows and a delightful south-west-facing rear patio garden, which enjoys excellent afternoon and evening sun and has gated rear access onto Kendal Road.

Payne Avenue is a well-regarded residential road in West Hove, conveniently located for local shops and amenities along Portland Road, mainline stations at Hove and Aldrington, well-regarded schools including West Hove School, and easy access to Hove seafront.

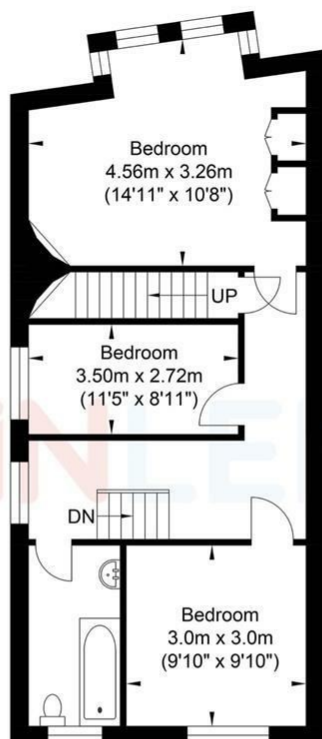


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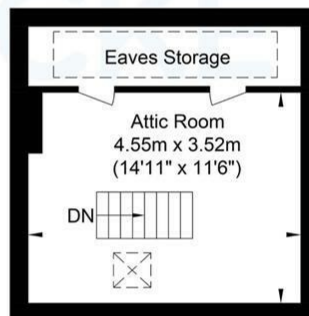
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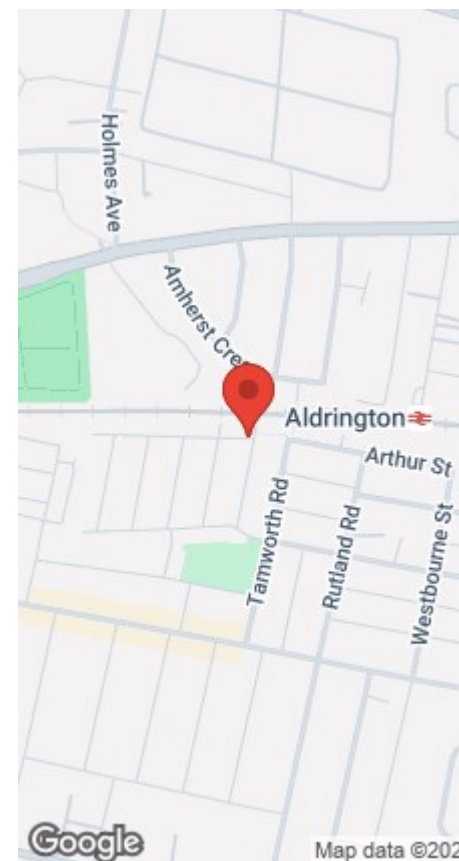
Ground Floor  
Approximate Floor Area  
547.77 sq ft  
(50.89 sq m)



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

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