



# *Payne Avenue*

Hove, BN3

mishons



## A fully refurbished family home in the most peaceful part of the 'Poets Corner' area...

For buyers wanting high end finishes, a decent sized garden and four double bedrooms then viewing is recommended. This property is being sold chain free!

As you enter the property through the brand new front door, the wide entrance hall lets in lots of natural light. The engineered oak flooring throughout the downstairs shows the attention to detail the current owners have gone into. The living room is off the hallway and at the front of the house. The open plan kitchen diner is at the rear of the property and is the hub of the home. The kitchen is equipped with Bosch appliances, an island with a Belfast sink and an extended quartz worktop for the perfect breakfast bar. There is plenty of space for a large dining table in this room plus extra seating at the island. The utility room is off this room and has space for washer dryer and muddy boots etc. The bi-fold doors lead to the fabulous landscaped garden.

The first floor has three bedrooms and the family bathroom. The front bedroom is spacious and has tons of natural light flooding through as well as a large amount of storage space. There is also another massive double bedroom on this floor, at the rear of the house making buyers struggle to choose which one to pick from as their main room. The smaller bedroom is also at the rear and can be used as a double or spacious office.

The family bathroom has been finished to such a high standard with the porcelain tiles adding that luxurious effect. This room also has so much natural light it really is a great bathroom.

Up onto the top floor, the current owners have just completed a superb loft extension, one of the best we have seen in the area for a long time. This could easily work as the main bedroom as it has a stylish en-suite shower room.

Outside in the garden there is plenty of space to entertain friends and family. The gardens along this end of Payne Avenue tend to be bigger than most of the houses in Poets Corner.

There is also a small outside storage cupboard perfect for bikes etc.

Payne Avenue is located just a short walk to Aldington station or a 10 minute walk to Hove Station with its direct trains to London. The George Payne pub is one of the best local family pubs around that area and is down the road from the house. There are some lovely local coffee shops within a few minutes walk to the property like Flour Pot, Stoneham Bakehouse and 44 Poets. Brilliant primary schools are only a five minute walk away too with West Hove Junior School.

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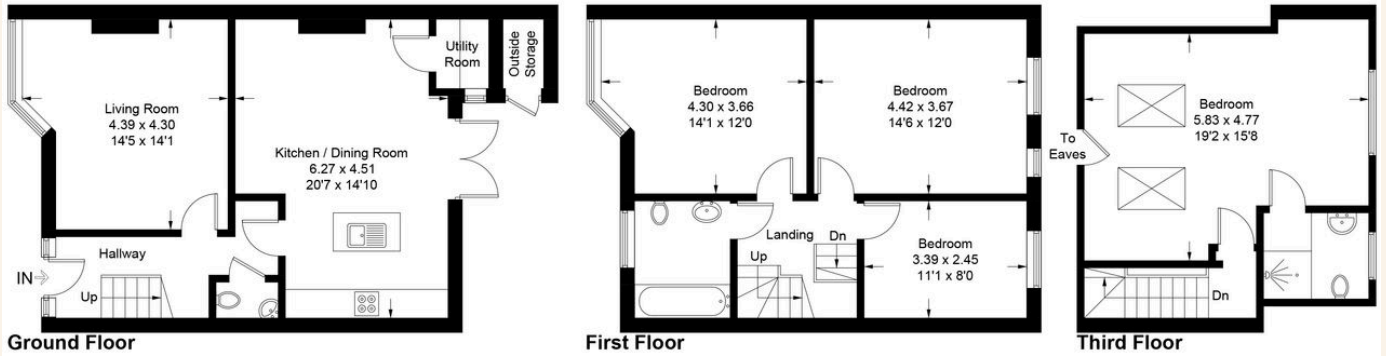


➤ *Guide Price* £775,000

TOTAL FLOOR AREA:  
1541 sq. ft. (143.2 sq. m.) approx

### 41 Payne Avenue, Hove

Approximate Gross Internal Area = 141.9 sq m /1527 sq ft  
Outside Storage = 1.3 sq m /14 sq ft  
Total = 143.2 sq m /1541 sq ft





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