



33 PAYNE AVENUE HOVE, BN3 5HB

£675,000
FREEHOLD

Guide Price £675,000 - £700,000. Superbly presented three-bedroom Poets Corner home. This beautiful family home has been modernised throughout by its current owners, benefitting from well proportioned rooms and a great layout all combining to make the perfect home. The layout comprises; south facing living room, separate dining room, modern kitchen with integrated appliances, three double bedrooms with the loft room benefitting from en suite access and a beautifully presented family bathroom with freestanding bath and separate shower. Outside you have a low maintenance rear garden, and added bonus of EV charger to front.

Poets Corner has become one of the most popular spots in the City with a range of local shops, cafes and family orientated pubs. Central Hove and the seafront are an easy walk away whilst regular busses provide access into the City centre and surrounding areas. With great local schools and almost immediate access to Hove and Aldrington Station it easy to understand why family's and commuters are attracted to the area.

**Nicholas
James**

SALES LETTINGS AUCTIONS





33 Payne Avenue

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1270942)



Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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