



*Payne Avenue*

BN3 5HB

mishons

# A beautifully proportioned Victorian home, combining character, flexibility and one of West Hove's most desirable lifestyles.

There are certain homes that immediately feel different the moment you walk through the front door. This handsome Victorian end-of-terrace on Payne Avenue is one of them.

Occupying a prominent corner position, the house enjoys a greater sense of scale than many of its neighbours, with impressive bay windows, beautifully balanced proportions and an abundance of natural light that enhances the feeling of space throughout.

At the heart of the home is an exceptional double-length reception room. Stretching effortlessly from front to back, it offers a wonderfully versatile setting for both everyday living and entertaining. High ceilings, elegant bay windows and generous proportions create an inviting sense of openness, with distinct spaces for dining and relaxing that flow seamlessly together.

To the rear, the separate kitchen has been thoughtfully updated and is presented in excellent order. Full-width bi-fold doors dissolve the boundary between inside and out, opening directly onto a private south-facing patio garden. Designed to be wonderfully low maintenance, it's the perfect spot for morning coffee, summer entertaining or an evening glass of wine, with the added practicality of gated rear access.

Upstairs, the feeling of space continues. All three bedrooms are genuine doubles, something increasingly difficult to find in period homes of this style. The principal bedroom is particularly impressive, its generous proportions enhanced by the current owners' considered interior styling. A well-appointed family bathroom completes the first floor.

A further staircase rises to the converted loft room. While not classified as a formal bedroom, it offers exceptionally flexible accommodation, equally suited as a home office, creative studio, occasional guest room or somewhere to simply escape with a book.

Location plays an equally important part in the appeal of this home. Payne Avenue sits within one of West Hove's most sociable neighbourhoods, where independent cafés, well-loved pubs and a genuine sense of community have made the area increasingly sought after.

Morning coffee at Flour Pot or 44 Poets, an evening at The George Payne, The Ancient Mariner or The Stoneham, and weekends spent on Hove seafront are all part of everyday life here. Excellent local schools, Hove and Aldrington stations, and the independent shops and cafés of Portland Road are all within easy reach, creating a lifestyle that's as convenient as it is enjoyable.

➤ *Asking Price* £675,000

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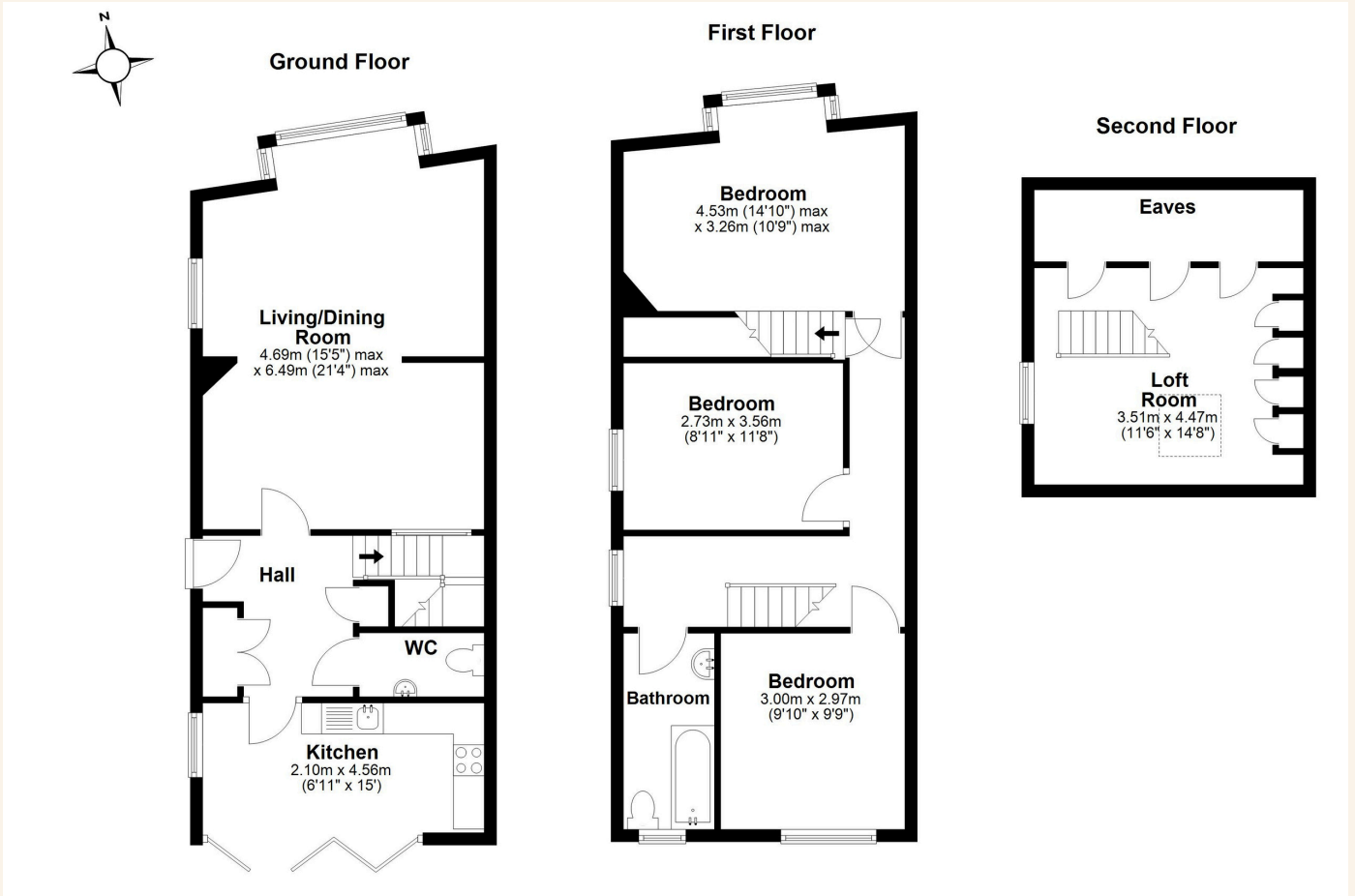








TOTAL FLOOR AREA:  
1,317.2 SQ FT | 122.4 SQ M



# Exceptional service

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Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

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## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.



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