

Payne Avenue

Hove

£250,000





## Payne Avenue

### Hove

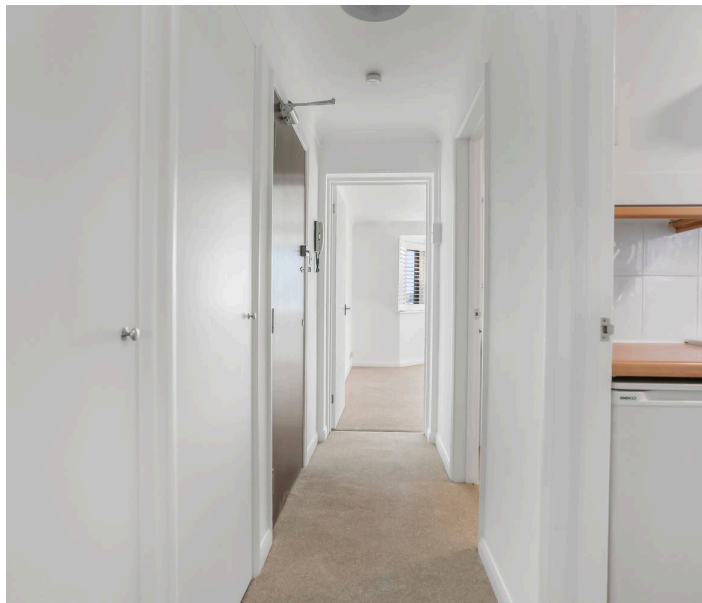
Located in the popular Poets Corner area, just north of Portland Road, a recently redecorated ONE BEDROOM, GROUND FLOOR APARTMENT with a PATIO GARDEN. Sold with NO ONWARD CHAIN.

Ideally positioned within the heart of Poets Corner, within walking distance to many popular local pubs, cafes, and amenities, this well-presented apartment has been freshly decorated. The property features a bright lounge, a separate fitted kitchen, a bedroom and a bathroom complete with a white suite. There is a good amount of built-in storage and a well-presented patio garden with mature planters to the rear.

### **The Local Area**

Conveniently situated in the heart of Poets' Corner, Payne Avenue has easy access to a wide variety of bars and shops on Portland Road and Blatchington Road, and the bustling café culture and restaurants of nearby Church Road.

Thriving local community pub The George Payne, is steps from your door, together with a wide choice of other popular options. An outstanding community bakery is moments away and supplies beautiful bread.





This West Hove home also benefits from plenty of public transport to all parts of Brighton and the countryside of the South Downs National Park. Local Aldrington Station is a short walk away, while Hove mainline train station with its convenient routes to Brighton, London, and Gatwick is less than a mile away (about 20 minutes' walk).

The city is a hive of leisure and fitness activities, with the nearby seafront offering delightful cafes and restaurants, including Rockwater and Babble, along with an extensive new sports facility with racquet courts, volleyball, pétanque, bowls and a skate park.

#### Further Information

Payne Avenue is situated in permit zone R. The council tax band is B, which is currently charged at £2,006.23 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website  
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

#### TENURE & OUTGOINGS

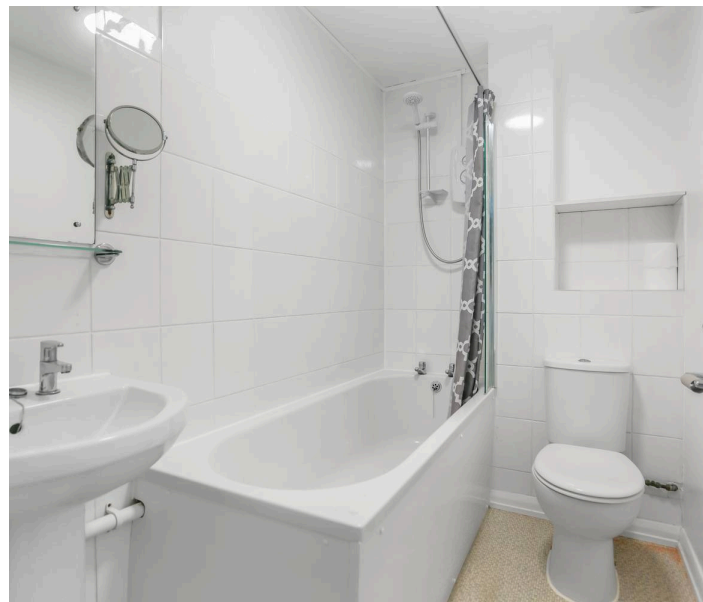
Tenure - Leasehold

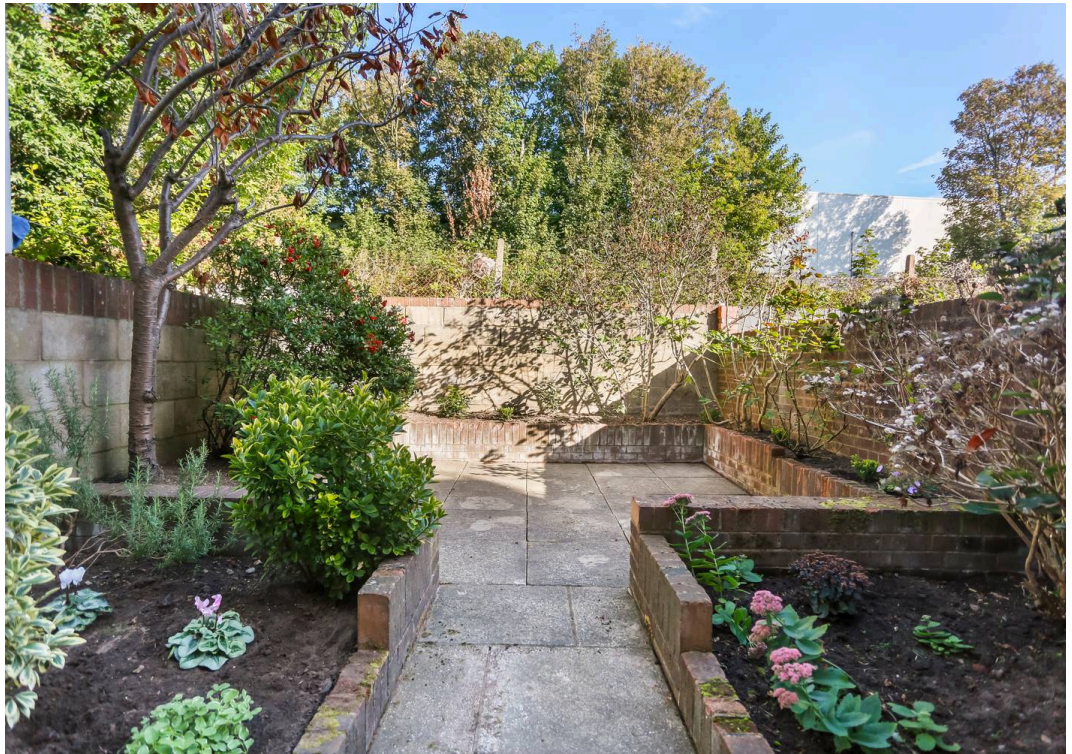
Unexpired term on lease - 150 years

Service Charge - £2,300.46pa

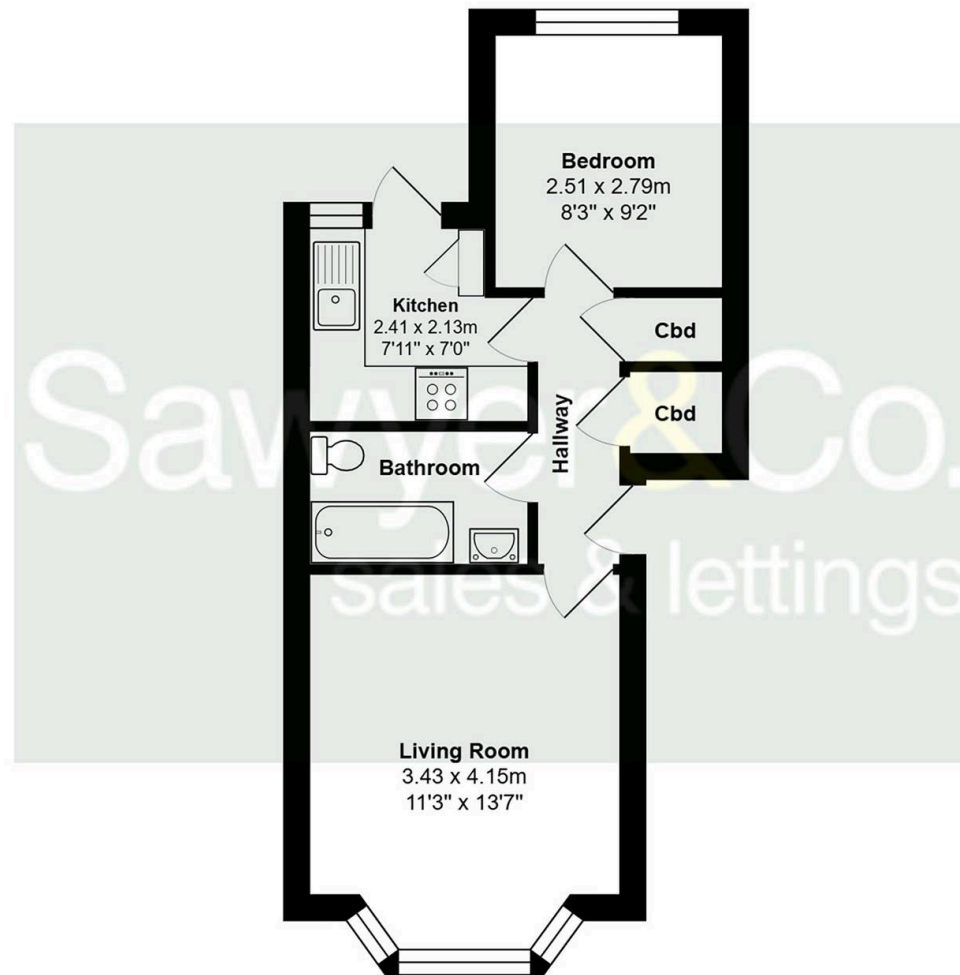
Ground Rent - £100 pa

This information has been provided by the seller. Please obtain verification via your legal representative.









**Total Area: 34.6 m<sup>2</sup> ... 373 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.