



## Wayland Avenue, Brighton

East Sussex, BN1



*Beyond your expectations*



# Gorgeous Arts & Crafts detached home with WOODLAND! EPC C

Five Bedroom House | Detached | Ample Parking | Garden And Woodland | Private Position | Annex Over Double Garage

Hamptons International

82 Church Road, Hove, East Sussex, BN3 2EB

Sales. 01273 230230

hove@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

**Offers in excess of £2,850,000 Freehold**

## Description

Situated in one of the city's most desirable locations being set in approximately 3 acres and being set back from the road and secluded from all angles is this unique and stunning detached Tudor style residence.

The property is approached by its own private driveway with electric cast iron gates opening into the driveway with ample parking for numerous vehicles. The accommodation is arranged over two floors, has five bedrooms and three reception rooms which have been finished to a high standard with charm and character throughout.

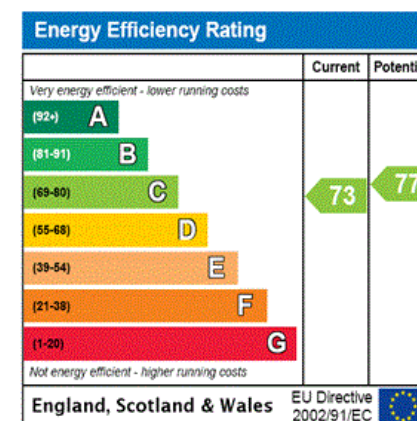
On entering the property the front door opens into a wonderful and spacious hallway with a feature fireplace, period beamed ceiling, stone tiled flooring, wooden staircase and an impressive full height window. Double glass doors lead to the family room with its open plan kitchen/dining/breakfast room with a bespoke, curved wooden fitted kitchen and island. There is ample space for a dining room table and separate seating area with doors opening to the width of the room on to the terrace with views towards your own private woodland copse over towards Preston Park. A utility room is set off the kitchen with matching fitted units and further appliance space. The main reception room has wooden flooring and a grand fireplace surround with wood burner inset and two sets of French doors, one leading onto the terrace and another leading to the rear garden. There is a cloakroom off the hallway and a further dining room on

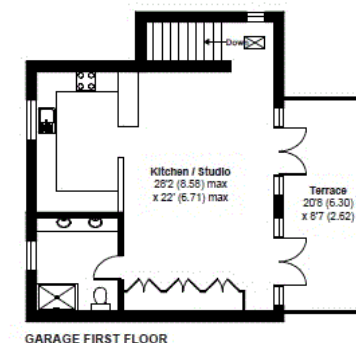
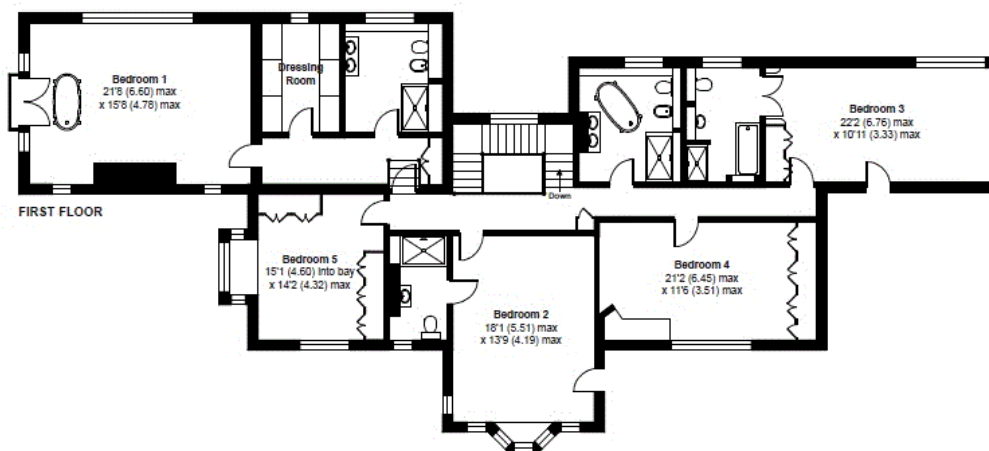
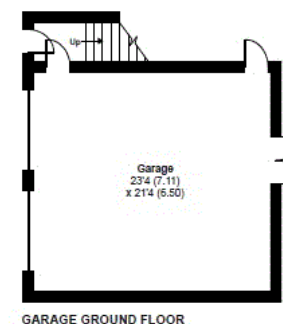
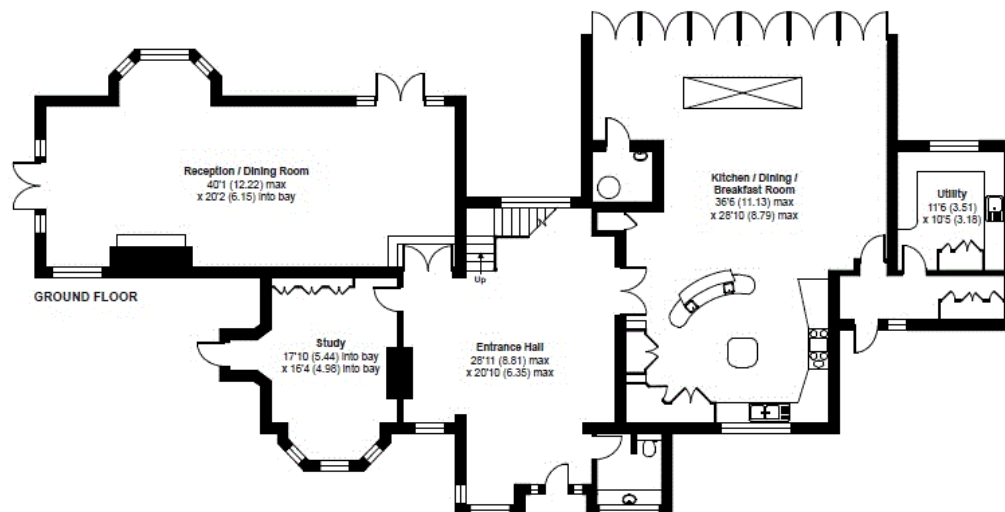
this floor which is currently used as a study which overlooks the garden and can also be used as a snug.

On the first floor are five bedrooms and a family bathroom. The master bedroom suite has real wow factor with a triple aspect, a Juliet balcony overlooking the garden, Grand fireplace, free standing roll top bath and pitched vaulted ceiling which really expands on the space. This room is finished with a walk-in dressing room and stunning modern en-suite shower room. The second and third bedrooms also benefit from en-suite bathrooms

Outside is a spacious double garage with a self-contained flat above. It can be entered either through the garage or via its own private entrance. It has an open plan Kitchen/Living room and separate bathroom. Off the main living room is a good sized terrace, the flat is a perfect space for an au pair/nanny, or alternatively an older son or daughter. The room is very versatile and could easily be made into a gym or home office.

The garden is mainly laid to lawn in very secluded grounds, surrounded by its own private woodlands. A terrace with tiled flooring and cast iron railings provides views over the city. To the front of the house is ample parking which in turn leads to the double garage.





**APPROX. GROSS INTERNAL FLOOR AREA 5807 SQ FT 539.47 SQ METRES (INCLUDES GARAGE)**

**FOR CLARIFICATION** 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 and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



