



5 Wayland Avenue, Withdean, Brighton, BN1 5LW

Spencer
& Leigh

5 Wayland Avenue, Withdean,
Brighton, BN1 5LW

Guide Price £800,000 - £850,000 Freehold

- Substantial detached bungalow
- Three good sized bedrooms
- 20' lounge & 10' dining room
- 15' kitchen/breakfast room
- Family bathroom & shower room
- South facing secluded rear garden
- Double Garage with EV Charging Point
- Potential to extend and improve, similar to neighbouring properties'
- Available with no onward chain
- Sought after location

GUIDE PRICE: £800,000 - £850,000

This beautifully presented detached bungalow is located in a prime position within the highly sought-after district of Withdean. The property boasts versatile accommodation, featuring a spacious open-plan lounge/dining room, and a contemporary kitchen/breakfast room equipped with integrated appliances. With three bedrooms, two doubles and a single which could also be used as a study, a family bathroom with over the top shower, and an additional shower room, this home offers ample space for comfortable living.

Notable features include newly fitted carpets in the two largest bedrooms, new laminate flooring in the sitting room, hall, and smallest bedroom, along with complete internal redecoration throughout, ensuring a fresh and modern feel.

Outside, you'll find a stunning mature south-facing rear garden, which includes a secluded terrace—perfect for relaxation or entertaining. The double garage, which benefits from power and water, also features an EV charging point, making it ideal for electric vehicle owners.

Offered for sale with no onward chain, this property includes gas-fired central heating and double-glazed windows and a new roof, ensuring comfort year-round.

Additionally, nearby amenities and popular schools are within walking distance, while Preston Park mainline railway station and a comprehensive road network to both Brighton and London are easily accessible. Don't miss the opportunity to make this charming bungalow your new home!



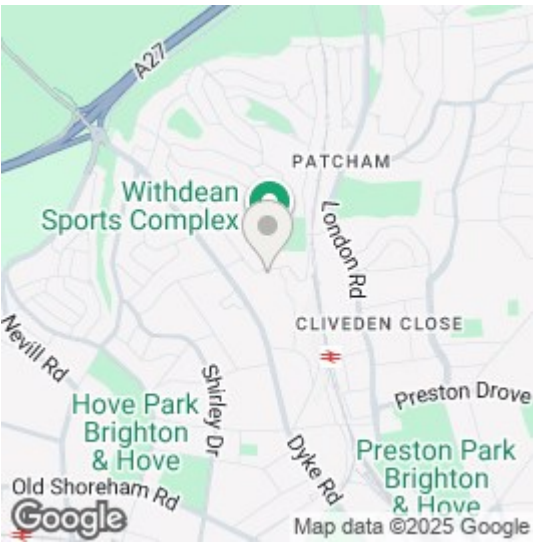
Wayland avenue is situated close to the glorious South Downs and is considered to be a sought after residential road. Withdean nature reserve and Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance
Entrance Hallway
Living Room
24' x 20'1"
Kitchen
15'4" x 10'3"
Bedroom
17'10 x 11'10
Bedroom
13'3" x 11'10"
Bedroom/Study
10' x 7'5
Family Bathroom
7'9" x 2'
Shower Room/WC
6'9" x 6'2"
OUTSIDE
Rear Garden
Double Garage with EV charging point
Property Information
Council Tax Band F: £3,547.26 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Double Garage with EV charging point, Private Driveway and restricted on-street parking - Zone 12
Broadband: Standard 16 Mbps and Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

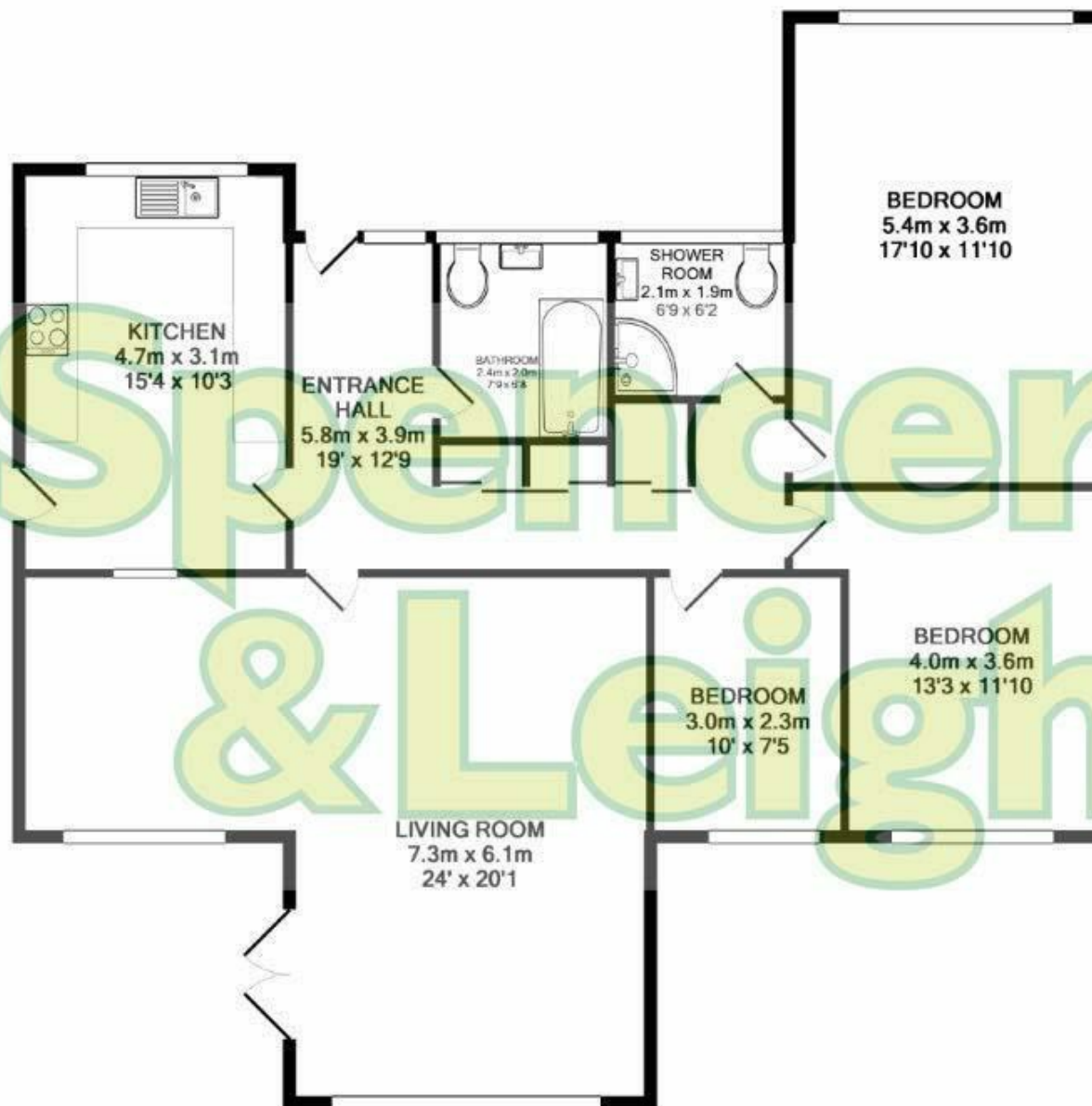
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Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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TOTAL APPROX. FLOOR AREA 111.2 SQ.M. (1197 SQ.FT.)
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