



House - Detached (EPC Rating: C)

7 WAYLAND AVENUE, BRIGHTON, BN1 5LW

£3,250

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Detached located in Brighton

Recently modernised with underfloor heating and fingerprint entry, this impressive detached house offers a perfect blend of comfort and style. Boasting three well-proportioned bedrooms and three modern bathrooms, making it an ideal family home.

The heart of the home is a spacious kitchen/diner, perfect for family meals and entertaining guests. Additionally, a cinema room/lounge offers a versatile space for relaxation and leisure, ensuring that there is ample room for everyone to enjoy.

The property features a large south-facing rear garden, which is a delightful outdoor space for both children and adults alike. The landlord has committed to maintaining this garden, allowing tenants to enjoy its beauty without the hassle of upkeep.

For those seeking flexibility, the property can be offered either furnished or unfurnished, catering to your personal preferences and lifestyle.

It is important to note that the main rear room of the house will be walled off and not available for tenant use, this will have its own access and WC for the landlords family member to enter and use for his snooker practice - more details can and will be provided.

This home is situated in the prestigious Withdean area, known for its tranquil surroundings and excellent local amenities. With its generous living space, spectacular views of the valley and prime location, this property is a rare find in Brighton's competitive rental market. Don't miss the opportunity to make this charming house your new home.

Property description

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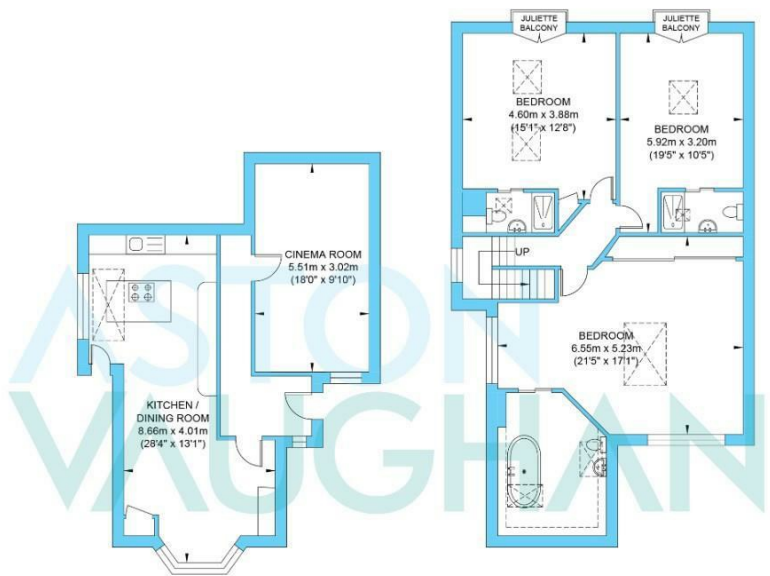
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Wayland Avenue



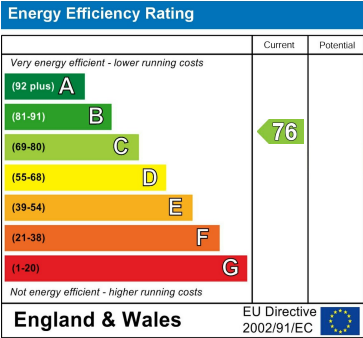
Ground Floor
Approximate Floor Area
565.53 sq ft
(52.54 sq m)

First Floor
Approximate Floor Area
894.80 sq ft
(83.13 sq m)

Approximate Gross Internal Area = 135.67 sq m / 1460.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band
C

Energy Performance Graph



Call us on
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www.astonvaughan.co.uk

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 are advised to recheck the measurements.