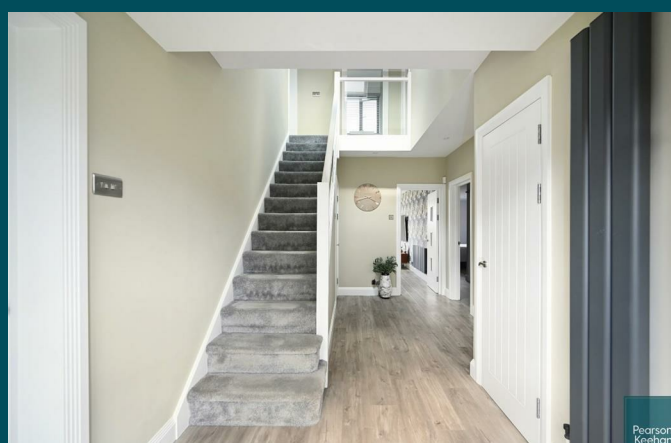
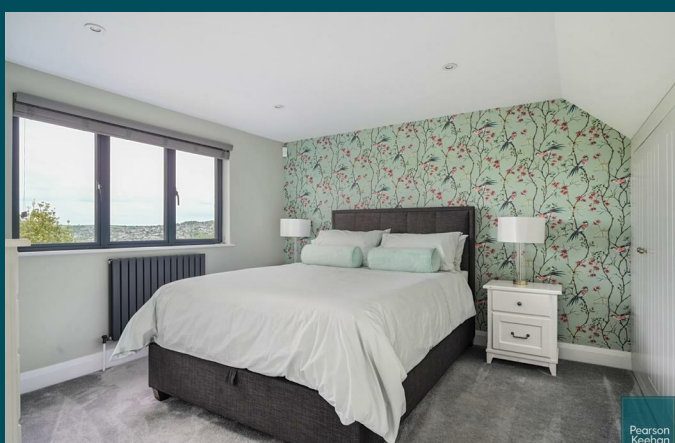




90 Wayland Avenue
Brighton, BN1 5JN

Pearson
Keehan



90 Wayland Avenue

Brighton, BN1 5JN

Offers in excess of £1,100,000

This impeccably renovated four-bedroom, detached home, located in the highly desirable Withdean area, boasts stunning presentation throughout.

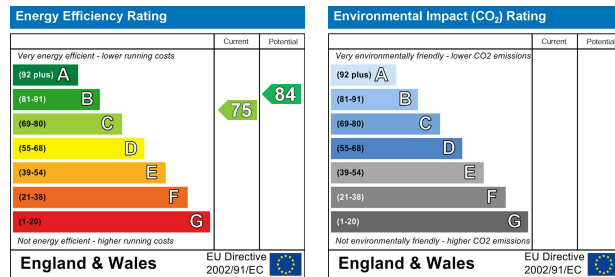
The accommodation is well-presented throughout. The bright, vaulted entrance leads to a cosy front living room, accentuated by a bay window. Beyond this, you will find a stunning open-plan kitchen/living area, illuminated by skylights and large windows that seamlessly connect to the garden through bi-folding doors. The stylish, modern kitchen features integrated appliances and a central island with a sleek stone countertop. A separate utility room and access to the garage enhance convenience.

The ground floor also includes a contemporary family shower room and two double bedrooms, one of which benefits from an en-suite, featuring a beautiful marble sink unit and walk-in shower.

Ascending to the second floor, you'll find two additional double bedrooms boasting panoramic downland views, along with a second family bathroom.

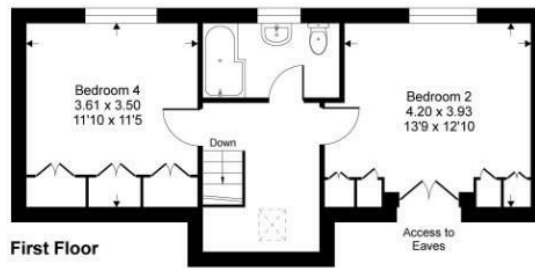
To the rear of the property, the stunning rear garden with a modern pergola, elegant artificial grass, and gated side access, provides an ideal space for entertaining. The property's charm is further enhanced by a private driveway and a beautifully landscaped front lawn.

The property offers a prime position on the stunning tree-lined Wayland Avenue. Enjoying close proximity to Dyke Road, offering seamless links to countryside and Brighton City Centre. Preston Park Railway Station is within easy reach, providing convenient links to London.



Wayland Avenue, BN3

Approximate Gross Internal Area = 706 sq m / 1828 sq ft
 Approximate Garage Internal Area = 15 sq m / 164 sq ft
 Approximate Total Internal Area = 185 sq m / 1992 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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