



90 Wayland Avenue

Brighton, BN1 5JN

Asking price £1,250,000

Renovated to perfection, this charming 4-bedroom, 3-bathroom detached residence occupies a prime position on a serene, tree-lined avenue, offering breath taking vistas of the downland. The heart of the home is the expansive open-plan kitchen and family room, illuminated by skylights and large windows, seamlessly flowing into the garden through bi-folding doors.

Step inside to discover a captivating vaulted entrance, bathed in natural light, leading to a cosy front sitting room with a gas fireplace and bay window. The kitchen boasts a central island with a sleek stone countertop, integrated appliances, and a delightful dining area overlooking the picturesque garden and downs beyond. A separate utility room and garage access enhance convenience.

The primary bedroom exudes luxury with fitted wardrobes, LED lighting, air conditioning, and an ensuite featuring a marble sink unit and walk-in shower. Another double bedroom and family shower room complete the ground floor.

Upstairs, two generously sized double bedrooms offer panoramic downland views, ample storage, and a modern family bathroom. Outside, the sun-drenched rear garden beckons for gatherings, featuring a modern pergola, lush artificial grass, and gated side access. A private driveway and verdant front lawn complement the property's appeal.

Nestled in the tranquil enclave of Wayland Avenue, Withdean, this home enjoys proximity to Dyke Road Avenue and easy access to open countryside, the South Downs, and Devils Dyke. Brighton, Preston Park, and Hove mainline stations offer swift connections to London, while the A27/A23 ensure seamless travel in all directions.



- Detached
- Luxury En- Suite Wet Room
- Landscaped rear Garden
- Separate Utility Room
- Stunning Downland Views
- 4 Double Bedrooms
- Large Open Plan Kitchen/Family Room
- Private Driveway Leading To Garage
- Two Further Bathrooms
- Front Sitting with Modern Fireplace

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
	EU Directive 2002/91/EC	
	England & Wales	

WAYLAND AVENUE

Approximate Gross Internal Area = 185.10 sq m / 1992.40 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

