



93 Wayland Avenue

Brighton, BN1 5JL

Guide price £1,500,000

This exceptional five-bedroom detached family home in Withdean combines immaculate design, high-quality materials, and modern technology. Completely renovated in 2017 with double-height extensions, this spacious residence features CAT6 cabling, Sonos sound systems, Rako intelligent lighting, underfloor heating, and air conditioning. High ceilings, open-plan living areas, and extensive glazing fill the house with natural light, offering stunning views of the architect-designed garden and the South Downs. Perfect for entertaining and family life, the home is conveniently located near excellent schools and transport links. The South Downs National Park is just steps away, and the A23/A27 and Hove's amenities are easily accessible.

The property exudes charm and modern convenience, starting with a bespoke oak porch, Sussex tiles, and sage-grey windows that enhance its kerb appeal. A shingle drive accommodates three cars, plus an additional space in the garage. Inside, the oak parquet hallway leads to generous, light-filled rooms. The sitting room, with a gas stove and Sonos speakers, is both elegant and inviting. The open-plan kitchen/diner at the back of the house features bi-fold doors to the garden, a large island, and top-tier appliances, making it perfect for family gatherings and entertaining. The expertly designed south-facing garden, with its atmospheric lighting and mature trees, provides an ideal setting for alfresco dining and relaxation.

On the first floor, there are four beautiful double bedrooms, two of which have en suite bathrooms, plus a family bathroom and a sun terrace off the largest bedroom. The second floor boasts a spacious principal suite with vaulted ceilings, ample storage, and a luxurious bathroom, offering a private retreat with breathtaking views.

Situated near local shops, green spaces, and the Withdean Sports Complex, this home also offers easy access to Preston Park Station, the A27, and A23, providing direct and fast links to airports and London. This residence is ideal for modern family living and commuting.

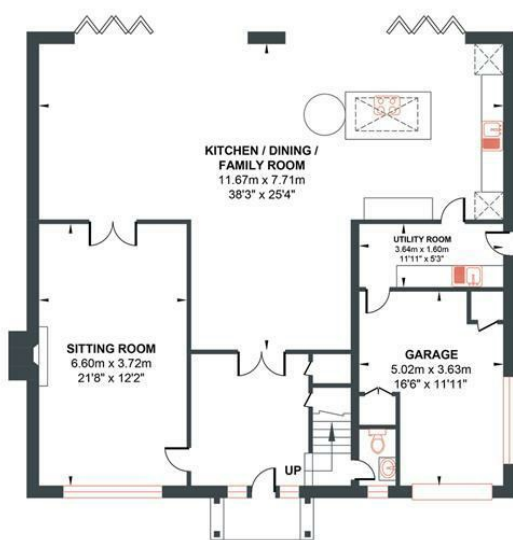


- Detached Luxury Home
- 5 double bedrooms; 2 en suite
- 38ft Bespoke Tom Howley kitchen /Dining Family Room
- Large south facing landscaped rear garden
- Office/summer house in the garden with heating/power
- 4 bathrooms plus ground floor WC
- 2 exceptional living rooms inc. open plan kitchen/diner and snug
- Garage and hardstanding for up to 3 large cars
- 3064 sq.ft.

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		
	69	78
England & Wales	EU Directive 2002/91/EC	

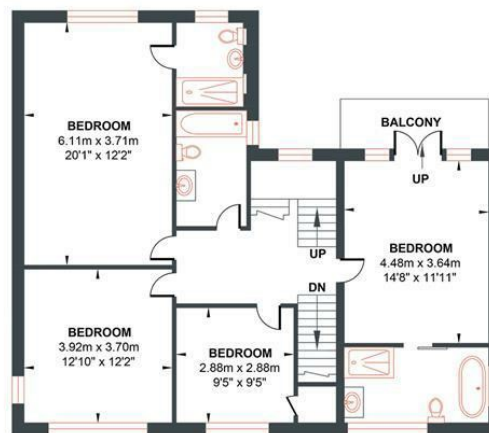
WAYLAND AVENUE

Approximate Gross Internal Area = 284.70 sq m / 3064.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1398.44 sq ft
(129.92 sq m)



FIRST FLOOR

Approximate Floor Area
1038.50 sq ft
(96.48 sq m)



SECOND FLOOR

Approximate Floor Area
627.53 sq ft
(58.30 sq m)

