





94 Wayland Avenue  
Brighton, BN1 5JN

Guide price £900,000

This beautifully presented three to four bedroom detached house located in the highly sought-after area of Withdean.

Situated on a peaceful road, this lovely family home is close to outstanding schools and general amenities, ensuring convenience and a high quality of life. The house is bright and spacious throughout, with a thoughtfully designed layout that provides ample living space.

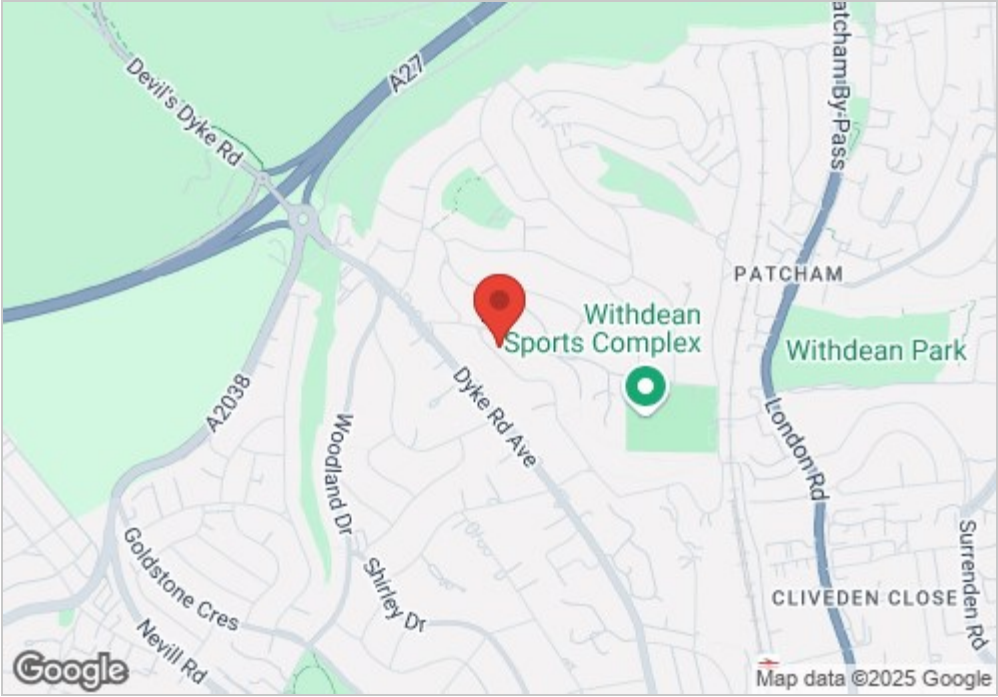
The property benefits from a generous hallway, offering ample space to hang coats and store muddy boots, making it practical for busy family life and a welcoming entry point into the home. On the ground floor, you'll find a fantastic living area with original parquet wooden floors throughout. The lounge is a versatile space that can accommodate a dining table and chairs, there is an abundance of natural light and a working fireplace acts as a charming focal point.

The large, fully fitted kitchen and breakfast room overlooks a picturesque terrace and garden, creating a tranquil environment for cooking and dining. Adjacent to the kitchen is a separate shower room and a useful study that is a lovely private space. A highlight on the ground floor is the addition of a bedroom that could be a huge benefit to generational families living together, or as a source of income with lodgers.

The first floor boasts a large main bedroom with fitted wardrobes and dual aspect views from the front and rear of the house. Two further bedrooms, a family bathroom and a separate w/c completes the first floor.

The property's outdoor space is equally impressive, with an easily managable-sized lawned garden and a terrace at the rear, providing stunning views of the South Downs. At the front of the house, there is a garage suitable for parking a car, along with a driveway for additional parking.

This rarely available property is a perfect blend of comfort, space, and convenience, making it an ideal family home in one of Withdean's most desirable locations.



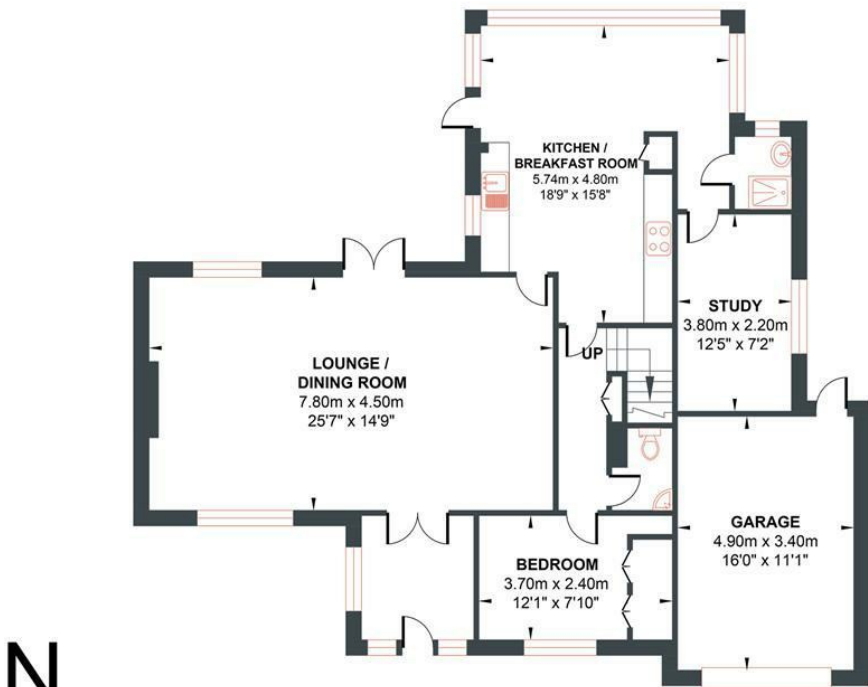
- Fantastic Detached Family Home
- Super Location Close to Preston Park Station
- Versatile Living Space Downstairs
- Lawned Garden
- 3/4 Bedrooms
- Great Views of South Downs
- Garage
- Private Driveway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>80</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## WAYLAND AVENUE

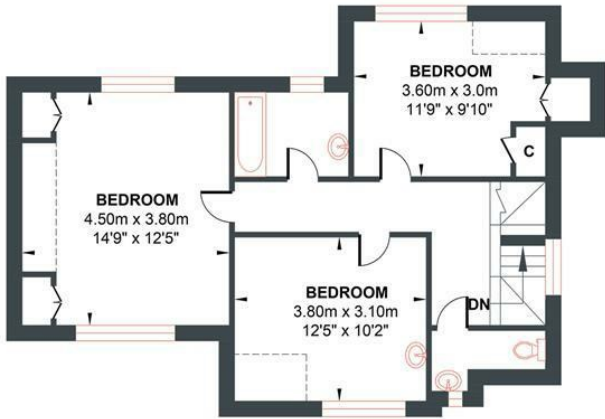
Approximate Gross Internal Area = 169.26 sq m / 1821.89 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
1187.25 sq ft  
(110.30 sq m)



FIRST FLOOR

Approximate Floor Area  
634.64 sq ft  
(58.96 sq m)

