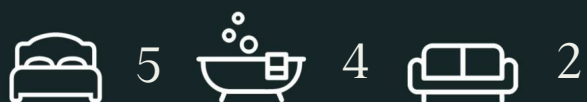




# Wayland Avenue, Brighton

Offers in excess of £2,000,000



## Property highlights

- Spacious detached family home in sought-after area
- Completed in early 2025 with a high-end specification throughout
- Stunning open-plan kitchen/living area—perfect for entertaining
- Five generously sized bedrooms, three with en-suite bathrooms
- Principal suite with far-reaching views and luxury en-suite
- Stylish family bathroom featuring freestanding oval tub and separate shower
- Dedicated study with built-in worktops and storage
- Additional versatile room ideal as a home gym or hobby space
- South-westerly garden with patio, lawn, and mature planting
- Paved driveway offering convenient off-street parking





A stunning five-bedroom detached home in Brighton, completed to an exceptional standard in 2025. Set over three floors, it offers a luxurious principal suite, stylish open-plan kitchen/living space, dedicated study, elegant bathrooms, and a landscaped south-westerly garden—perfect for entertaining.

#### The property

Situated in a peaceful and desirable residential area, this beautifully finished five-bedroom detached home offers exceptional modern living across three thoughtfully designed floors. Completed in early 2025, the property combines contemporary comforts with elegant style, perfect for families and entertaining alike.

Upon entering through a beautiful external porch, you're greeted with solid oak herringbone flooring and water heated underfloor heating throughout the ground floor. The expansive rear extension forms the heart of the home: a striking open-plan kitchen, dining, and living area with bi-fold doors leading to a private south-westerly garden. The kitchen is fitted with sage green shaker-style units, marble worktops, black hardware, and premium appliances, including a five-ring gas hob with Smeg worktop extractor and a Fisher & Paykel full-height wine fridge. The traditional butler sink and carefully chosen finishes add character throughout. A large Evonic feature fireplace anchors the sitting area, while a separate snug provides a cosy retreat.

The ground floor also includes a double bedroom with en-suite shower room, a versatile space, currently being used as a home gym, and a practical utility room with side access.

Upstairs, the first floor hosts three well-proportioned bedrooms, one of which has an en-suite shower room, a luxurious family bathroom with a freestanding oval tub and separate shower, and a dedicated study complete with built-in worktops and a storage cupboard – perfect for home working. All bathrooms—three en-suites and the main family bathroom—are finished with elegant Mandarin Stone tiles and benefit from electric underfloor heating for added comfort.

The principal suite spans the entire top floor and offers complete privacy, with sweeping views toward the South Downs through large Velux windows. This impressive space includes eaves storage, built-in wardrobes, and a beautifully appointed en-suite bathroom featuring a double rainfall shower, double sinks, and a second freestanding oval bath.

Externally, the private rear garden enjoys a sunny south-westerly aspect, with a spacious patio and lawn framed by mature fir trees. A shed offers useful storage, and secure side access leads to the front of the property. At the front, a large paved driveway offers ample off-street parking.

#### Additional features include:

- High-spec security system including front and rear CCTV and an app-controlled alarm
- App-controlled heating and hot water system
- Sonos surround sound
- Solid wood internal doors and flooring
- Decorated throughout with premium Little Greene paint
- High quality fittings and Mandarin Stone tiles in all bathrooms
- Frosted black-framed windows ensure both style and privacy throughout
- Option to purchase with high-quality Neptune furnishings

#### Additional property information

Property type: Detached house

Tenure: Freehold

Council tax band: G

Parking zone: 12

## The area

Wayland Avenue sits in a peaceful pocket between Brighton and Hove—ideally positioned to enjoy the best of both areas while offering a sense of calm away from the hustle. The road itself is quiet and residential, lined with well-kept gardens and mature trees, giving it a distinctly suburban feel, yet everything you need is within easy reach.

Just around the corner, you'll find the leafy expanses of Hove Park and Preston Park—two of the city's largest and most loved green spaces. Hove Park is perfect for a weekend run, a game of tennis, or a family picnic, while Preston Park is home to everything from skate ramps and cafés to open-air theatre and community events. It's also where you'll find Preston Park Velodrome—the oldest in the country—and clubs for cycling, tennis, and cricket.

Local shops and cafés are close at hand, with the bustling Fiveways and Seven Dials areas both easily accessible. Nearby Matlock Road and Eldred Avenue offer independent shops, a Co-op, and neighbourhood cafés—great for daily essentials or a weekend coffee. For more variety, head into Brighton or Hove centre—both a short drive or cycle away—for restaurants, boutiques, and bars that span every taste.

Families will appreciate the excellent local schools, while those who love the outdoors are spoiled for choice. Green Ridge and the edge of the South Downs are moments away, opening up miles of countryside trails, panoramic views, and popular routes up to Devil's Dyke. Whether you're cycling, hiking, or just chasing the sunset, it's a lifestyle that's hard to beat.

And when it's time for the sea, Brighton and Hove's iconic coastline is just a short hop away—perfect for weekend dips, paddleboarding, or fish and chips on the promenade.

## Schools

Local primary schools

- Westdene Primary School (0.8 miles, 18-minute walk)
- Stanford Infant School (1.7 miles, 6 minutes by car)

Local secondary schools and sixth forms

- Cardinal Newman Catholic School and Sixth Form (1.6 miles, 5 minutes by car)
- Varndean High School & Varndean College (2.5 miles, 9 minutes by car)
- BHASVIC College (1.8 miles, 7 minutes by car)

Local independent day and boarding schools

- Lancing College Preparatory School at Hove (1.2 miles, 25 minute-walk)
- Brighton College (3.5 miles, 17 minutes by car)
- Roedean (6.4 miles, 22 minutes by car)
- Lancing College (13.8 miles, 33 minutes by car)

## Transport links

Ideally located just a 15-minute walk from Preston Park Station, this property is perfectly placed for London commuters or those looking to escape the city with ease. Direct trains to London Victoria take around an hour, while Gatwick Airport is accessible in under 35 minutes. For drivers, the A27 is just a five-minute drive away, providing quick connections west to Worthing and east to Lewes and Eastbourne. Off-street parking is available with the property, adding to its everyday convenience.

## Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.





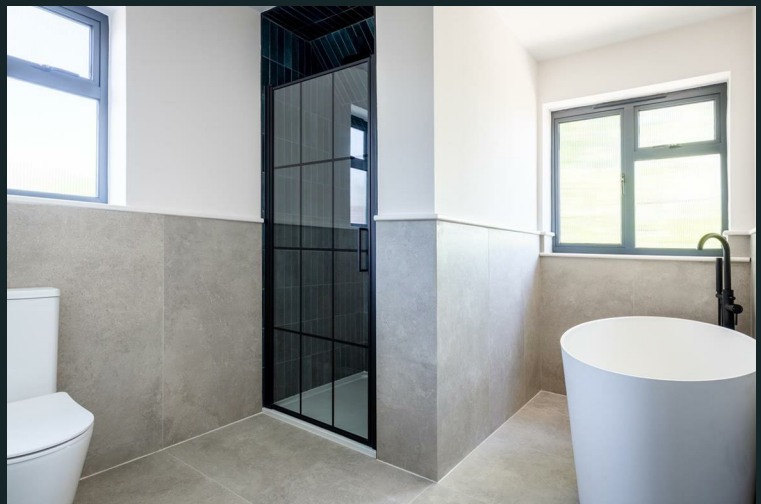


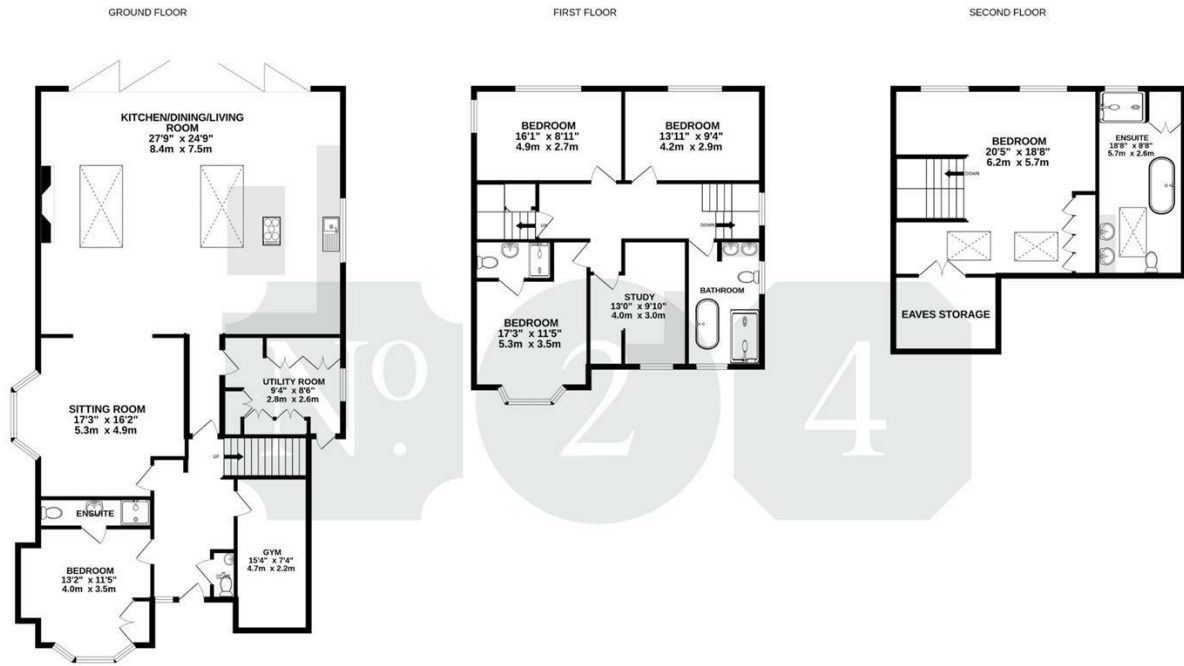












TOTAL FLOOR AREA : 3122sq.ft. (290.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01273 670253  
hello@numbertwentyfour.co.uk  
numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 9 St Georges Place, Brighton, BN1 4GB.

