



97 Wayland Avenue

Brighton, BN1 5JL

Guide price £1,250,000

The property offers a wonderful balance of open plan space, natural light and practical flexibility. A welcoming entrance vestibule opens into a generous reception hallway with excellent built in storage, walnut flooring and access to a ground floor cloakroom.

The heart of the home is the outstanding open plan kitchen, dining and living room, measuring over 40 ft in length. This is a superb family and entertaining space, with full width bi folding doors opening directly onto the terrace and landscaped rear garden, creating an excellent connection between the house and outside space. The kitchen is fitted with sleek high gloss cabinetry, granite worktops, a large central island and a range of integrated appliances, including a Neff five ring gas hob, Bosch ovens and microwave.

To the front of the house, there is a separate sitting room which provides an ideal quieter reception space, complete with a feature fireplace and attractive outlook. A utility room sits off the main living space and offers further storage, appliance space, a sink unit and internal access into the integral garage.

On the first floor, the principal bedroom is a bright and spacious dual aspect room with fitted wardrobes and a modern en suite shower room. There are three further bedrooms, two with built in storage, together with a stylish family bathroom. From the front elevation, the property enjoys attractive elevated views across the surrounding area.

Outside, the rear garden is a standout feature. Enjoying a sunny south westerly aspect, it has been beautifully landscaped with a full width terrace, generous level lawn, mature planting, established trees and well stocked borders, creating a private and secluded setting. The terrace is further enhanced by three brand new electric awnings with integrated LED lighting, making it an ideal space for outdoor dining and evening entertaining at dusk.

At the rear of the garden is a newly added insulated garden room with an adjoining store, providing an excellent space for a home office, gym, studio or children's room.

To the front, the property benefits from a private driveway, lawned garden and integral garage. Presented in excellent order throughout, with beautifully landscaped gardens, superb indoor and outdoor flow, triple electric awnings with LED lighting and a versatile insulated garden room, this is a stylish and substantial family home in a highly desirable Brighton location.

- Four bedroom detached family home on Wayland Avenue
- Superb open plan kitchen, dining and living space
- Sleek kitchen with granite worktops and central island
- Modern family bathroom plus ground floor cloakroom
- Sunny south westerly landscaped rear garden
- Approximately 2,272 sq ft of accommodation
- Separate sitting room with feature fireplace
- Principal bedroom with fitted wardrobes and en suite
- Utility room with internal access to integral garage
- Insulated summer house, ideal as a home office or gym

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		
	81	83
England & Wales	EU Directive 2002/91/EC	



WAYLAND AVENUE

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 211.10 sq m / 2272.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
1404.15 sq ft
(130.45 sq m)

FIRST FLOOR

Approximate Floor Area
868.10 sq ft
(80.65 sq m)

OUTBUILDING

Approximate Floor Area
148.32 sq ft
(13.78 sq m)

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