



Wayland Heights, BN1
£1,100,000

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INTRODUCING

Wayland Heights, BN1

6 Bedrooms | 2 Bathrooms | 1 Reception Room | 2618 Sq Ft |
5-minute drive from the South Downs National Park | Double garage and off-street parking

Set within leafy, landscaped grounds on a peaceful cul-de-sac shared by only a handful of distinguished homes, this substantial six-bedroom detached residence has the presence of a country manor while enjoying a city setting. Generously proportioned, light-filled rooms extend across both floors, creating a seamless balance between refined living and everyday comfort, ideal for family life and entertaining alike. Mature trees frame the west-facing gardens to the rear, while to the front a private driveway provides parking for three cars, complemented by a double garage offering space for two more.

Built in 1990, this elegant home meets modern building standards while sitting comfortably within its semi-rural setting alongside period neighbours. Hung tiles, a deep pitched roof with dormer windows and leaded light glazing lend it a timeless, country aesthetic, while a smart brick-paved driveway and double garage provide practical space for contemporary family vehicles.

On entering the home, a warm and inviting entrance hall sets the tone, with rich wooden flooring flowing seamlessly into the reception rooms beyond. Two generous cupboards provide practical storage for coats and shoes, alongside a well-placed ground floor WC—an essential for family living. Soft dove-grey walls paired with crisp white woodwork create a fresh, light-filled space, reflecting the care and attention the home has received from its current owners.





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Spanning the depth of the house from east to west, the family sitting room offers generous space for relaxed seating arranged around a stone mantelpiece and wood-burning stove, bringing warmth and atmosphere on winter evenings. In warmer months, French doors open directly onto the garden, creating a seamless flow for alfresco dining while birdsong and the scents of the outdoors drift inside. Stylish teal walls complement the rich walnut flooring, providing a versatile backdrop to suit a range of contemporary furnishings.

Stretching across the rear of the house and enjoying private views over the garden, the kitchen-dining room provides a relaxed yet sociable hub for everyday family life and entertaining. Two sets of French doors open onto the garden, enhancing the sense of light and connection outdoors, particularly in summer. With its westerly aspect, the space is bathed in warm afternoon and early-evening light, while the garden beyond creates a leafy backdrop that shifts beautifully with the seasons.

Open to the dining area, the kitchen is smartly appointed with generous storage within contemporary white cabinetry, complemented by sleek Corian worktops. A central island with breakfast bar anchors the room, housing the gas hob, while dual ovens are set within a tall unit for ease and practicality. There is space for a freestanding dishwasher and an American-style fridge freezer, and a separate utility room adjoins, keeping day-to-day tasks neatly out of sight.

The sixth bedroom completes the ground floor offering versatile use as a guest bedroom, home office, playroom or hobby space. It is a double room with space for freestanding furnishings and tranquil views over the front lawn and evergreen trees.

Set around a spacious, naturally bright landing lined with practical bookshelves, the first floor hosts five further bedrooms, including the principal suite, along with the family bathroom. Bedrooms two, three and four are wellproportioned doubles, each offering ample floor space for freestanding furniture alongside king-size beds. Finished in rich, heritage-inspired tones with soft carpeting underfoot, these rooms feel both comfortable and refined.





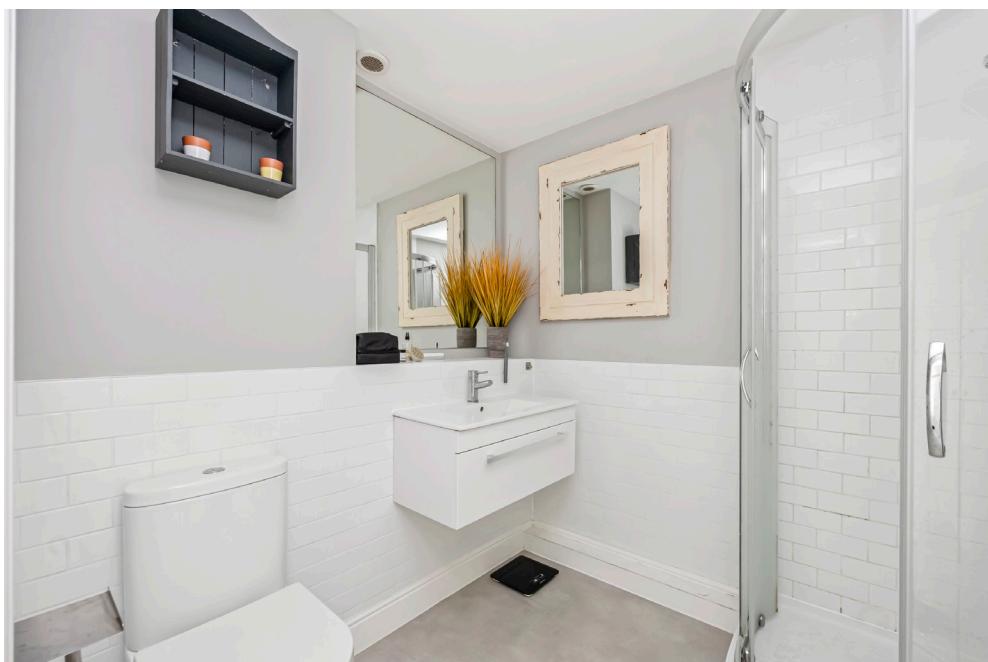
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Bedroom five is a charming single room, ideal for a nursery or young child's bedroom, positioned conveniently close to the principal suite for night-time routines. The bedrooms are served by a contemporary family shower room, finished with metro-style tiling and sleek, modern sanitaryware.

Extending to over 300 sq. ft., the principal bedroom is a beautifully proportioned retreat, effortlessly accommodating a king-size bed, chaise longue and dressing table without encroaching on the sense of space. Twin, deep-set built-in wardrobes provide generous storage for two, while the en suite bathroom is thoughtfully arranged with both a separate shower and a deep soaking bath—ideal for unwinding at the end of a busy day.

Framed by mature evergreen planting, the garden enjoys a high degree of privacy and has been designed to remain refreshingly low maintenance—perfectly suited to modern living. A patio sits close to the house, ideal for outdoor furniture and summer entertaining, while the lawn provides generous space for children's play and informal games. With a westerly orientation complemented by an open southerly aspect, the garden is bathed in natural light throughout the day and offers excellent potential for further planting, whether a colourful floral scheme or a productive kitchen garden.





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Vendors' Comments:

"What attracted us to the house was its wonderful sense of peace and tranquillity, yet it has also been ideal for entertaining, especially in the summer for garden parties. It is also hugely convenient for transport links and access to schools, and there is plenty to do nearby for families as the city centre is just a 5-minute drive/bus ride down Dyke Road and Hove Park is an easy walk. Equally close, we can be out on the South Downs in ten-minutes which is great for dog walks and Sunday pub lunches – it is just such a great place to live for so many reasons."

Education:

Primary: Westdean Primary School, The Bilingual School

Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

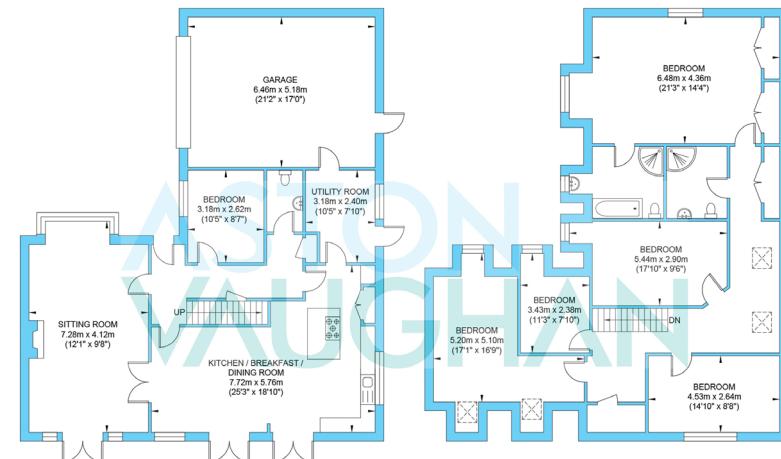
Sixth Form Colleges: BHASVIC, Newman College, Varndean College

Private: Lancing Prep, Windlesham Prep, Brighton Girls, Brighton College

Good to Know:

This exceptional family home occupies a highly regarded address, perfectly placed for local amenities and an abundance of green open spaces, including the South Downs, Hove Park and the Three-Cornered Copse. Schooling is a particular highlight, with excellent local options alongside some of the region's most respected independent schools, including Brighton College, Brighton Girls, Lancing College Prep and Windlesham Prep. Hove Park itself is close by, offering tennis courts, a children's playground, a popular café and expansive lawns that host festivals and community events throughout the summer months. Brighton & Hove's shopping districts and seafront are easily reached, while commuters benefit from swift access to Preston Park and Brighton mainline stations, as well as the A27 and A23, providing direct routes to the universities, airports and London.

Wayland Heights



Ground Floor
Approximate Floor Area
1360.0 sq ft
(126.4 sq m)

First Floor
Approximate Floor Area
1258.0 sq ft
(116.9 sq m)

Approximate Gross Internal Area (Including Garage) = 243.2 sq m / 2618 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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