



FOSTER
& CO.

Wayland Avenue

Brighton, BN1 5JN

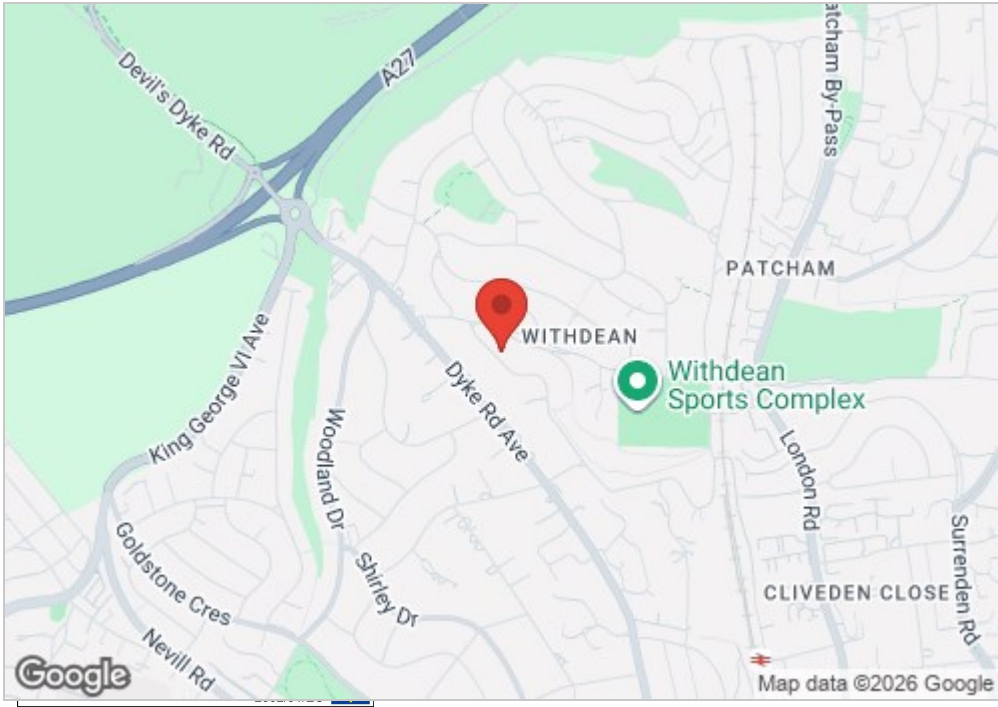
Asking price £1,150,000

A beautifully extended five bedroom detached family home offering over 2,130 sq ft of versatile accommodation, occupying a generous plot in one of Brighton's most sought after residential locations. Combining character features with contemporary open plan living, this exceptional home enjoys a stunning rear extension, a magnificent principal suite and a mature, private rear garden.



- Detached five bedroom family home
- 2,136 sq ft (198.5 sq m) of accommodation
- Open plan kitchen, dining and family room
- Full width bi fold doors opening onto the garden
- Three versatile reception areas
- Impressive principal suite with en suite and panoramic views
- Utility room
- Off street parking
- Mature, private rear garden.
- Kitchen featuring a large central island and integrated appliances

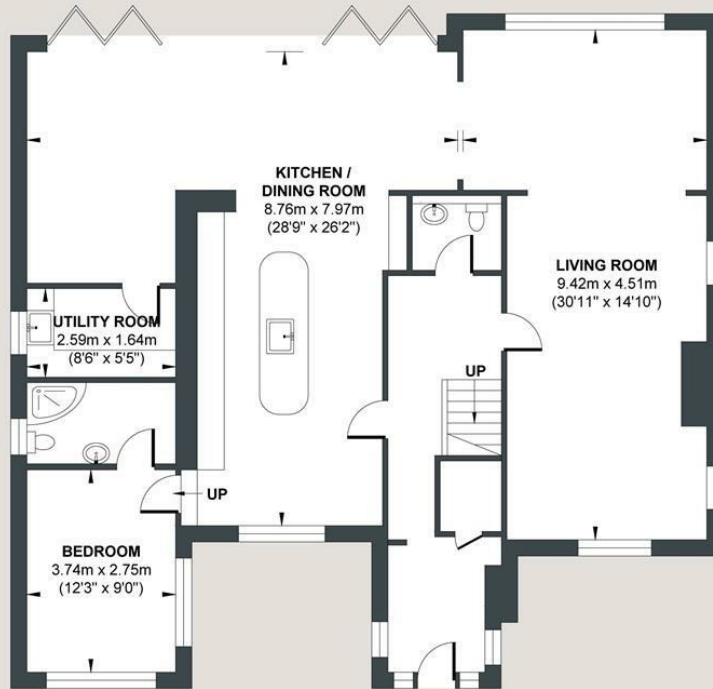
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales		
EU Directive 2002/91/EC		



WAYLAND AVENUE

Approx. Gross Internal Floor Area = 198.50 sq m / 2136.63 sq ft

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



GROUND FLOOR

Approximate Floor Area
1352.37 sq ft
(125.64 sq m)



FIRST FLOOR

Approximate Floor Area
784.26 sq ft
(72.86 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



