



107 Wayland Avenue Brighton, BN1 5JL Guide Price £950,000

Guide price £950,000 - £1,000,000 An opportunity to create a fabulous family home in a sought-after location. This spacious, detached, four bedroom house with a south facing rear garden on a sizeable plot in need of a complete renovation is offered for sale with no onward chain.

Wayland Avenue lies adjacent to Withdean Road and Tongdean Lane and is well served by bus services that run close by in Dyke Road Avenue providing access into Brighton City Centre, seafront and promenade. Brighton, Preston Park and Hove mainline stations are all easily accessible providing commuters with links to London/The City as well as east and west bound connections, whilst excellent road links with the nearby A27/A23 provide access in all directions. Schools catering for all age groups are also well-represented in the local area.

A covered porch provides access into a spacious hallway where a large reception room is at the front and a second reception room is at the rear with French doors out to the garden. A kitchen is at the back of the house and has a door to the outside. There is a downstairs cloakroom. On the first floor are four double bedrooms and family bathroom and separate WC. To the front is a single garage and driveway providing parking for 2 cars.

Viewing

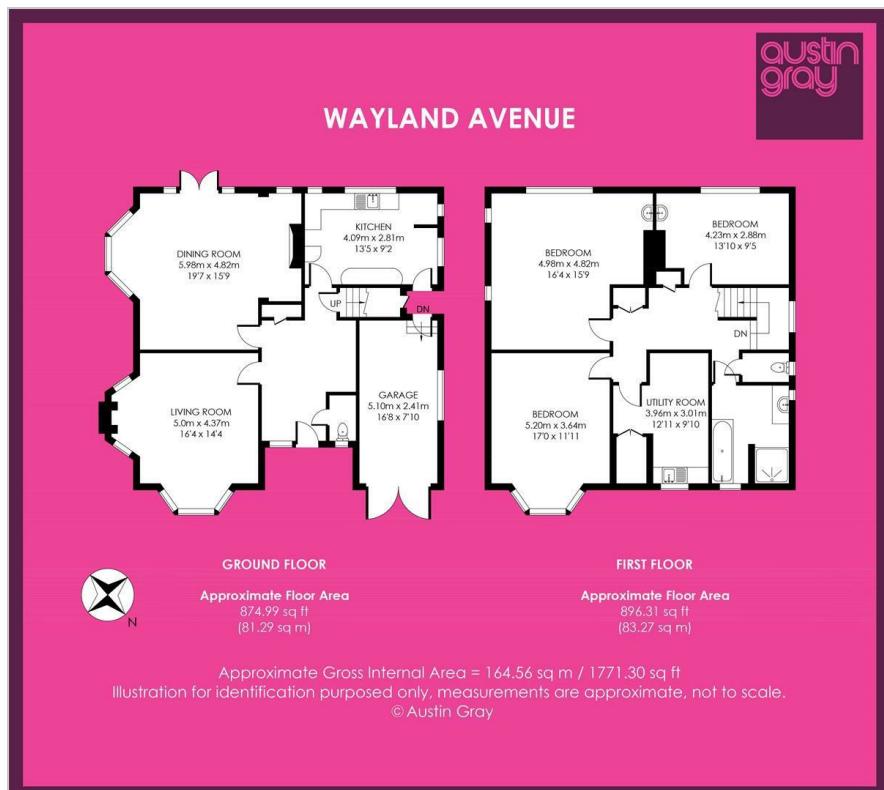
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

- Potential to create a fabulous family home
- In need of complete refurbishment
- Two large reception rooms
- Kitchen
- Cloakroom
- Four double bedrooms leading from a spacious landing
- Family bathroom and separate WC
- South facing rear garden
- Garage and off road parking for 2 cars
- Council tax band G



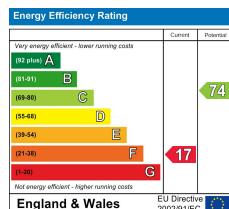
Floor Plan



Area Map



Energy Efficiency Graph



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