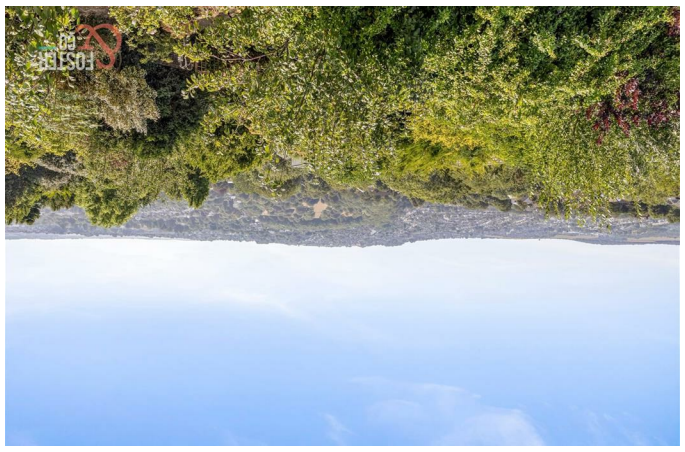














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88 Wayland Avenue

Brighton, BN1 5JN

Asking price £1,100,000



Set back from the road behind a well established frontage, the property immediately creates a wonderful first impression. Inside, the accommodation has been thoughtfully designed for modern family life whilst retaining the charm and proportions of the original house.

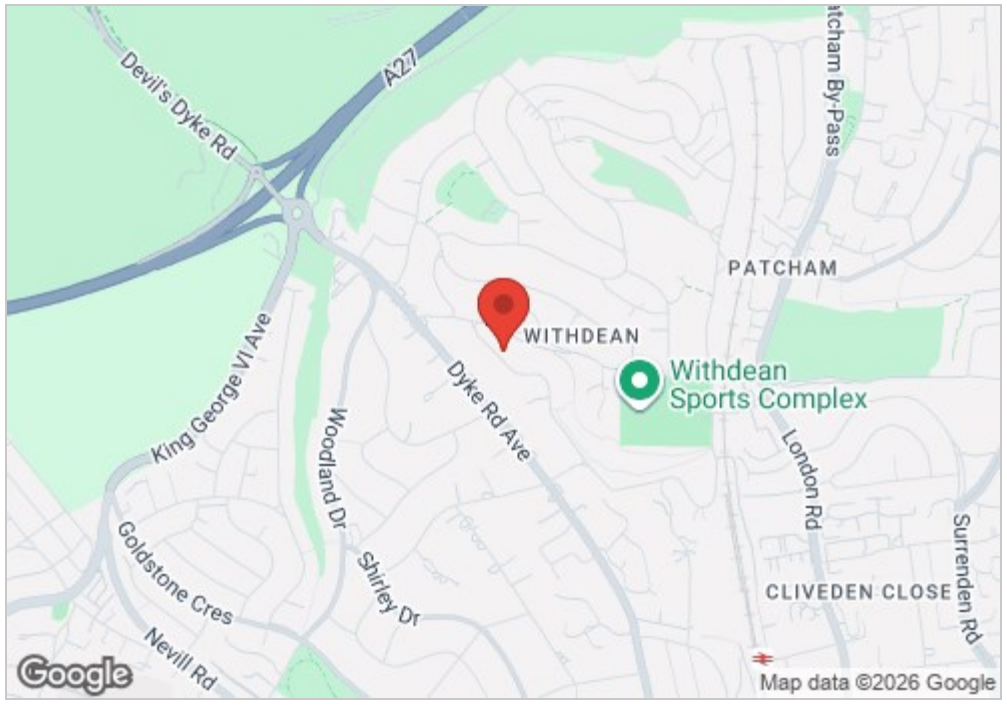
At the heart of the home is an outstanding open plan kitchen, dining and family room. Beautifully fitted with an extensive range of shaker style units, integrated appliances and a large central island, this impressive space is perfect for both everyday living and entertaining. Full width bi fold doors open seamlessly onto the rear terrace, creating an effortless connection between the house and garden during the warmer months. A separate utility room and ground floor shower room add practicality, while a generous ground floor bedroom provides excellent flexibility for guests, multigenerational living or a home office.

To the front of the property are two spacious reception rooms, including an elegant dual aspect living room with feature fireplace.

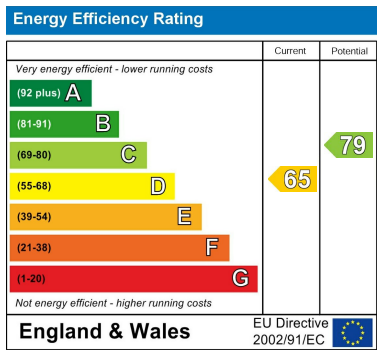
The first floor provides four well proportioned bedrooms, all served by contemporary bath and shower facilities. The standout principal bedroom is particularly impressive, featuring floor to ceiling window that frames far reaching views across Brighton together with a stylish en suite shower room. The remaining bedrooms are ideal for growing families, with the family bathroom finished to a high standard.

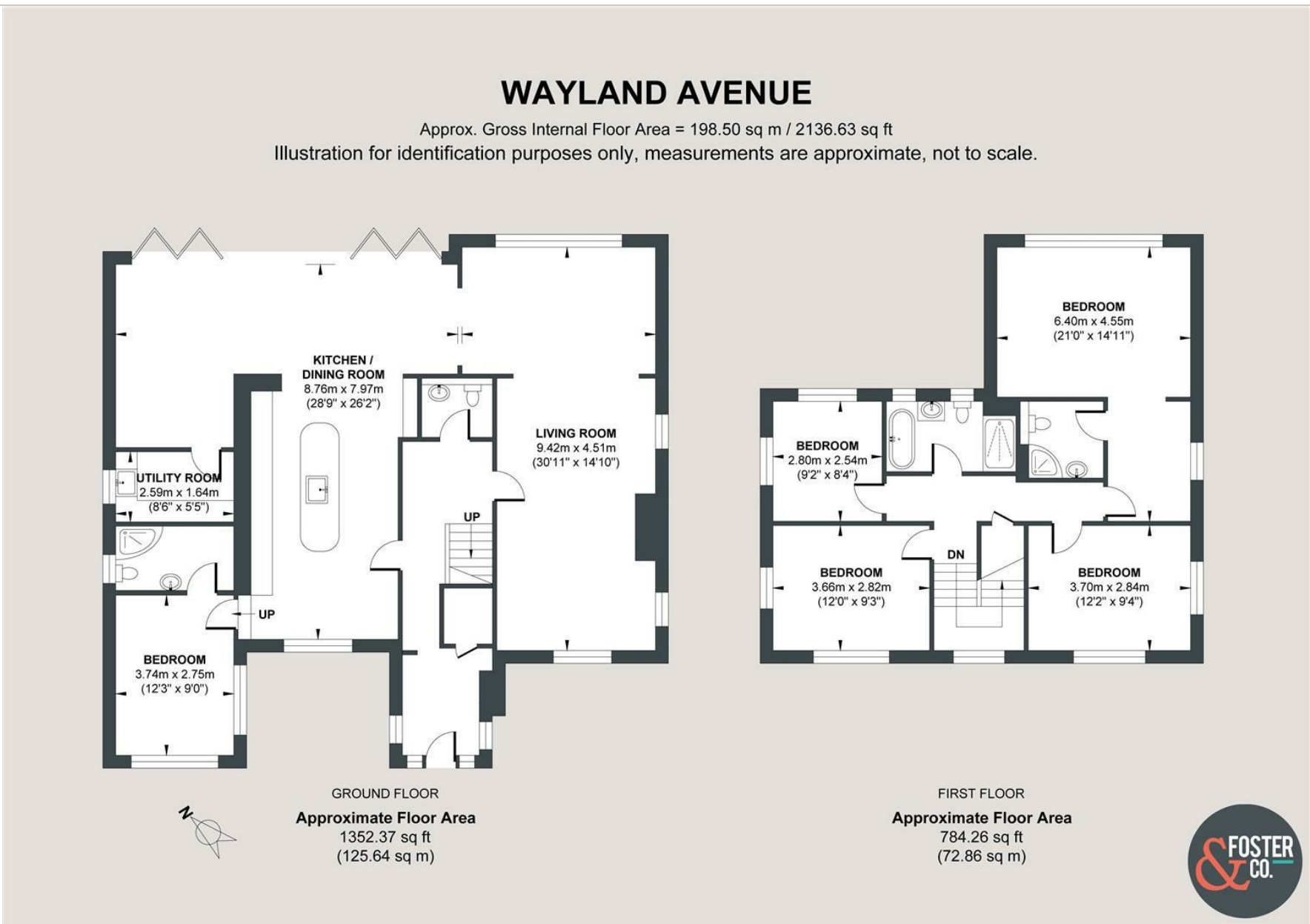
Outside, the mature rear garden offers an excellent degree of privacy with established planting, lawn and generous entertaining terraces, providing a peaceful setting for both family life and outdoor dining. To the front, there is off road parking.

Situated within the highly desirable Withdean area, Wayland Avenue is perfectly positioned for access to Brighton city centre, the South Downs and excellent transport links. Preston Park Station is within easy reach, offering regular direct services to London and Gatwick, while the property also falls within catchment for a number of highly regarded local schools, making it an outstanding choice for families.



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





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