



55 Wayland Avenue

Brighton BN1 5JL

Asking Price Of £850,000

- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- SHOWER ROOM AND BATHROOM
- ROOF TERRACE
- MODERN KITCHEN/DINER
- LIVING/DINING ROOM
- DOUBLE GARAGE
- DOUBLE WIDTH DRIVE

A beautifully presented detached family home arranged over two floors, offering versatile four bedroom accommodation. The property features two shower rooms one being an ensuite alongside a well appointed family bathroom.

At the heart of the home is a modern kitchen and a delightful living/dining room, both enjoying direct access to the garden, creating an ideal space for indoor-outdoor living and entertaining.

The garden is a standout feature, benefiting from a desirable south westerly aspect. It is well established, with attractive herbaceous borders providing colour and privacy throughout the seasons.

To the front, the property offers a double-width driveway and a double garage equipped with electric up and over doors, ensuring ample parking and storage.

Ideally situated in a sought-after location, the home enjoys views towards the South Downs from the front. There is convenient access to the A27, while Withdean Sports Complex, Seven Dials, and the city centre are all within easy reach.

ENCLOSED PORCH Block flooring.

ENTRANCE HALL Block flooring, radiator, stairs to first floor.

BEDROOM 4 Double glazed window, radiator.

ENSUITE SHOWER Comprising walk in shower, wash hand basin with cupboard under, heated ladder style towel rail, tiled walls and floor.

CLOAKROOM Comprising low level w.c, sink with cupboard under, tiled floor, large storage area housing hot water cylinder.

FIRST FLOOR

LANDING Hatch to loft space, coat/store cupboard, linen cupboard, further fitted cupboard.

KITCHEN/DINER Well fitted incorporating 1 1/2 bowl sink with mixer tap, granite work surface with range of cupboards and drawers under, matching eye level wall cupboards, 5 ring gas hob with extractor over, eye level oven, grill and microwave, space for American style fridge/freezer, washing machine, tumble dryer and dishwasher space, breakfast bar, radiator, two UPVC double glazed windows and door to garden.

LIVING/DINING ROOM Featuring large sliding patio doors onto the garden, gas fire, two radiators.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window, radiator, door to **Roof Terrace**.

BEDROOM 2 Range of fitted wardrobes, dressing table with drawers to side, double glazed window, radiator.

BEDROOM 3 Double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, sink with cupboards under, heated ladder style towel rail, tiled walls, double glazed window.

SHOWER ROOM Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, heated ladder style towel rail, UPVC double glazed window.

OUTSIDE

DOUBLE WIDTH PRIVATE DRIVE WITH AMPLE PARKING

DOUBLE GARAGE Two electric up and over doors, power and light.

SOUTH FACING GARDEN Well established being laid to lawn with herbaceous borders, patio area, side access.

Council Tax Band F (taken from the government website, www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

WAYLAND AVENUE
HOVE

APPROXIMATE GROSS INTERNAL AREA
181.9 sq m / 1957 sq ft
INCLUDING LIMITED USE AREA OF
45.6 sq m / 491 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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