



*Wayland Avenue*

Brighton, BN1 5JN

mishons

# A Home Filled with Light, Space and Far Reaching Views

There are some houses that simply feel good to be in. This is one of them.

Occupying a wonderful position on sought after Wayland Avenue, this unique detached home has been beautifully maintained and thoughtfully improved by the current owners to create a home that feels effortlessly light, bright and welcoming. From the moment you step inside, you're greeted by an abundance of natural light, generous proportions and a warmth that's difficult to capture in words.

As you enter, the house gradually unfolds before you, revealing a series of beautifully proportioned rooms that flow effortlessly from one to the next. The accommodation offers a wonderful balance of open family living and more intimate spaces, allowing the home to adapt to whatever stage of life you find yourself in.

To the front of the house sits a separate dining room, perfect for hosting family dinners and special occasions, although equally suited as a children's playroom, snug or home office depending on your family's needs.

The kitchen is beautifully presented and exceptionally practical, offering extensive worktop and storage space. Large windows frame private green views, filling the room with natural light throughout the day and creating a wonderfully peaceful setting in which to cook, entertain or simply enjoy everyday family life.

Undoubtedly the heart of the home is the magnificent living room. A wonderfully generous space that offers impressive scale, exceptional natural light and breathtaking views across the Sussex Downs. Large doors open directly onto the terrace, creating a seamless connection between the living space and the spectacular landscape beyond. Whether enjoying your morning coffee, entertaining friends or simply unwinding at the end of the day, the ever changing outlook is something that truly has to be experienced to be fully appreciated.

Completing the ground floor is another versatile reception room, currently arranged as a study, providing excellent flexibility for those working from home or requiring additional family space.

One of the property's most appealing features is the self contained one bedroom annexe. Cleverly created by converting the rear section of the house, it enjoys both its own private external entrance from the side of the property, as well as internal access from the main house. Beautifully presented throughout, it offers a wealth of possibilities, whether for multi generational living, visiting family, independent teenagers, guest accommodation or those seeking a dedicated work from home space.

Upstairs, the feeling of space and light continues. The generous landing is flooded with natural daylight, making it far more than simply somewhere to pass through. It's another reminder of how well this home has been designed to maximise both its proportions and its wonderful aspect.

There are four further bedrooms and three beautifully appointed bathrooms. The principal suite provides a luxurious retreat, complete with a walk in wardrobe and elegant en suite bathroom, whilst the remaining bedrooms are all generously proportioned and ideal for growing families or visiting guests.

Outside, the large terrace provides the perfect place to sit back and appreciate one of the home's defining features: its far reaching views across the Sussex Downs. Steps lead down into the established rear garden, where you'll also find a detached garage positioned at the bottom of the plot, conveniently accessed via a private rear lane, offering both practicality and excellent additional storage.

Wayland Avenue has long been regarded as one of Brighton's most desirable residential addresses, combining a peaceful, family friendly setting with outstanding connectivity. Preston Park Station is within easy reach, providing regular direct services to London, whilst the A23 and A27 are conveniently accessible for those travelling further afield. The area is also exceptionally well served by a number of highly regarded schools, together with nearby parks, open green spaces and everyday amenities, making this an outstanding location in which to put down roots.

Homes that combine this level of natural light, flexible accommodation, spectacular views and such a well connected location are seldom available. This is a house that offers not only exceptional space, but a wonderful way of living.

 **Guide Price** £1,300,000

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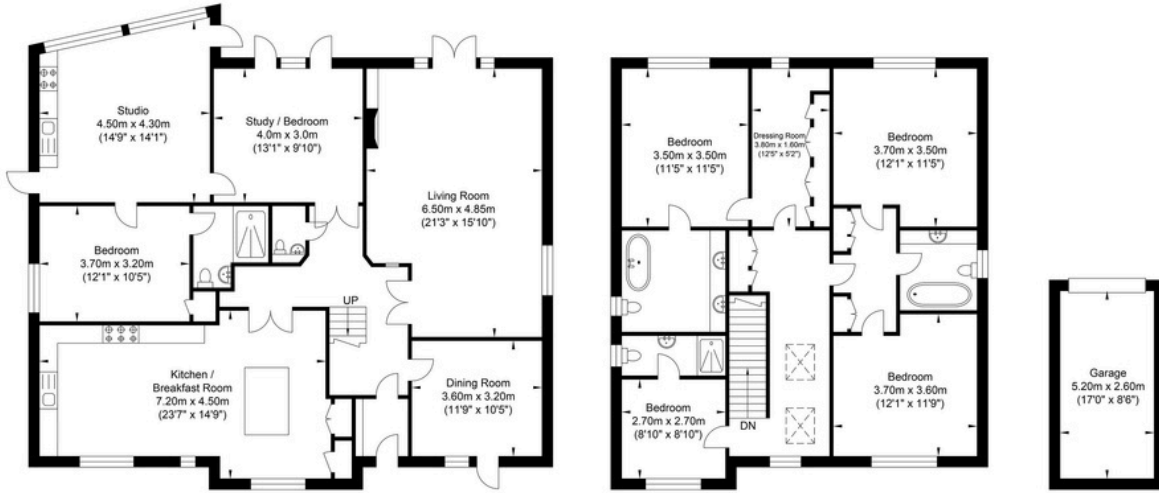


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TOTAL FLOOR AREA:  
2829.18 sq. ft. (262.84 sq. m.) approx

## Wayland Avenue, Brighton



Ground Floor  
Approximate Floor Area  
1675.08 sq ft  
(155.62 sq m)

First Floor  
Approximate Floor Area  
1154.10 sq ft  
(107.22 sq m)

Garage  
Approximate Floor Area  
145.52 sq ft  
(13.52 sq m)



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

✉ [harry@mishons.com](mailto:harry@mishons.com)

☎ 07980 17 59 29

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

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