

89 Wayland Avenue

Brighton, BN1 5JL

£900,000

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Offers are invited on a ' Best & Final ' basis by 12.00 noon, Monday 15th June 2026.

Situated in the elevated and leafy Withdean district of Brighton, Wayland Avenue runs parallel to Dyke Road Avenue, where regular bus services provide convenient access to the vibrant city centre and seafront. Both Preston Park railway station and Brighton railway station are within easy reach, offering excellent northbound commuter links to London and beyond. The nearby A23 / A27 road interchange also provides convenient road access in all directions. Brighton offers a wide range of well-regarded schools catering to all age groups.

- Detached Family Home on Sought After Road
- 182 sq. mtrs / 1960 sq. ft of Accommodation
- Four Bedrooms
- Through Lounge / Dining Room
- Sun Lounge
- Kitchen / Breakfast Room
- Bathroom & Two Cloakrooms
- Private Drive & Garage
- Established South / West Rear Garden
- No Chain & Sole Agents















Upon entering this attractive family home, you are welcomed by a warm reception hall. To the left is a spacious through lounge / dining room, which flows into a bright sun lounge overlooking and providing direct access to the established rear garden.

The property also benefits from a generous kitchen / breakfast room with views over the garden and access to the side of the property. From the reception hall, access can be gained to both the cloakroom and the integral garage.

The first floor offers four bedrooms and the family bathroom and separate WC.

Externally, the property enjoys a private driveway leading to a single garage. Side access leads to the established south / west facing rear garden, which features a lawn, well-stocked flowering shrub borders, and an attractive selection of mature trees.

Although presented in clean and tidy order throughout, the property offers excellent potential for updating and modernisation, allowing prospective buyers to create a home suited to contemporary living.







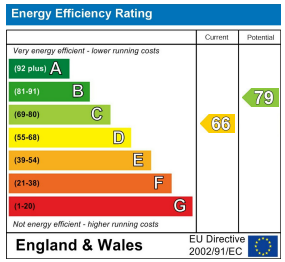
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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