



House - Detached (EPC Rating: C)

**7 WAYLAND AVENUE, BRIGHTON, BN1 5LW**

**£4,950**

**ASTON  
VAUGHAN**  
Sales and Lettings





# 3 Bedroom House - Detached located in Brighton

Recently modernised with underfloor heating and fingerprint entry, this impressive detached house offers a perfect blend of comfort and style. Boasting three well-proportioned bedrooms and three modern bathrooms, making it an ideal family home.

The heart of the home is a spacious kitchen/diner, perfect for family meals and entertaining guests. Additionally, there is a large lounge with doors opening to the beautifully maintained garden plus a separate cinema room/lounge which offers a versatile space for relaxation and leisure, ensuring that there is ample room for everyone to enjoy.

The property features a large south-facing rear garden, which is a delightful outdoor space for both children and adults alike. The landlord has committed to maintaining this garden, allowing tenants to enjoy its beauty without the hassle of upkeep.

For those seeking flexibility, the property can be offered either furnished or unfurnished, catering to your personal preferences and lifestyle.

This home is situated in the prestigious Withdean area, known for its tranquil surroundings and excellent local amenities. With its generous living space, spectacular views of the valley and prime location, this property is a rare find in Brighton's competitive rental market. Don't miss the opportunity to make this charming house your new home.

## Property description

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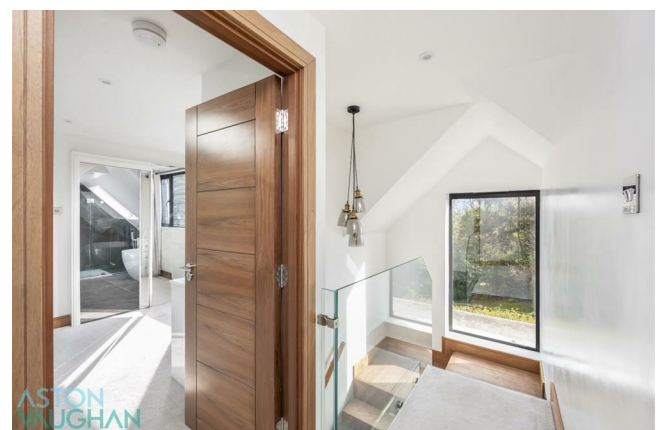
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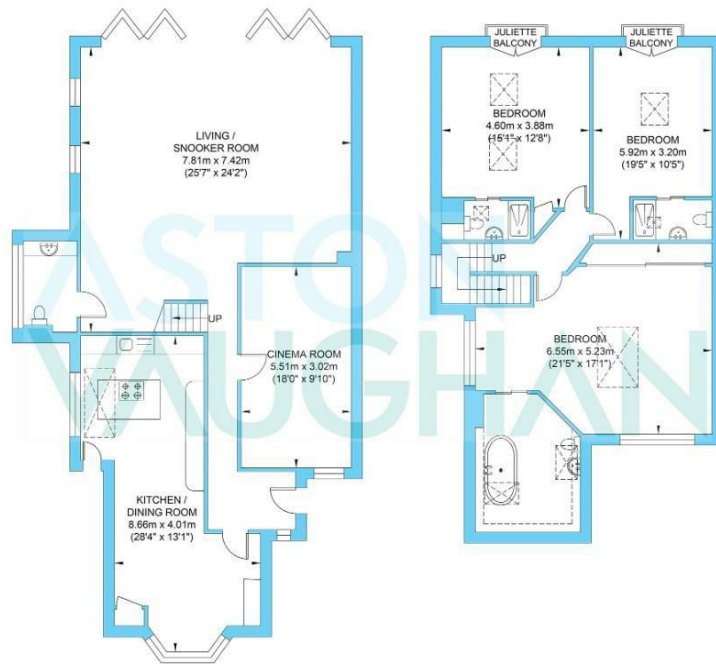
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## Wayland Avenue



Ground Floor  
Approximate Floor Area  
1178.11 sq ft  
(109.45 sq m)

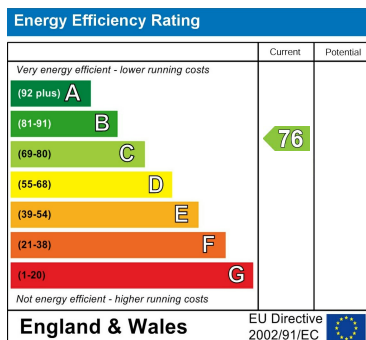
First Floor  
Approximate Floor Area  
894.80 sq ft  
(83.13 sq m)

Approximate Gross Internal Area = 192.58 sq m / 2072.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.