

PHILLIPS & STILL



Rushlake Close, Brighton, BN1 9AY

- A Fantastic & Spacious Semi Detached Family Home
- Three Double Bedrooms
- Large Sitting Room & Wonderful Modern Kitchen / Dining Room
- Extensive Sunny Private Front, Side & Rear Gardens

Guide Price of £425,000 - £450,000

- Driveway To Integral Garage
- Potential To Modernise & Enlarge With A Sizeable Loft Space (STNC)
- No Onward Chain
- Quiet Cul-De-Sac In Popular Coldean Residential Area



Property Description

This is a fantastic opportunity to acquire a spacious and versatile semi detached property offering enormous potential for further enlargement (subject to necessary planning and consents). This wonderful family home is situated in a popular and peaceful cul-de-sac nestled between Brighton City centre and the South Downs National Park. Coldean & Moulescoomb offer good transport links including a railway station & frequent bus services to and from the City centre as well as the A27 and A23. You also have easy access to the American Express Stadium and Brighton & Sussex Universities as well as some excellent local schools catering to all ages.

Accommodation comprises of entrance hall & a large sitting room overlooking the front garden to the ground floor where there is access to an enormous loft space that would be suitable for conversion / extension (subject to the necessary planning & consents). Stairs take you down to a third double bedroom or extra reception room depending upon your needs and a fabulous modern kitchen / dining room. From here you have access onto the gorgeous private South facing rear garden which is fully enclosed and a great size making it ideal for children or pets to play out in safely, as well as those summer garden parties, barbeques and a spot of sunbathing!

To the first floor of the house are two impressive double bedrooms, both with built-in wardrobes, and the family bathroom. As well as the charming front and rear gardens, the property benefits from a driveway useful for off road parking and leading to the integral garage. There is also readily available ample parking in the close if needed. With no onward chain, viewings are highly recommended to fully appreciate everything this home has to offer!

Accommodation

GROUND FLOOR

ENTRANCE HALL

Access to very large loft space suitable for conversion / extension (STNC)

SITTING ROOM

14' 11" x 11' 10" (4.55m x 3.61m)

Stairs down to:

INNER HALL

CLOAKROOM

With W.C.

BEDROOM THREE / 2ND RECEPTION ROOM

16' 2" x 9' 1" (4.93m x 2.77m)

KITCHEN / DINING ROOM

16' 0" x 9' 10" (4.88m x 3m)

FIRST FLOOR

BEDROOM ONE

16' 5" x 10' 0" (5m x 3.05m)

With built-in wardrobes

BATHROOM

BEDROOM TWO

15' 9" x 9' 3" (4.8m x 2.82m)

With built-in wardrobes

OUTSIDE

PRIVATE SOUTH FACING REAR GARDEN

PRIVATE FRONT & SIDE GARDENS

DRIVEWAY PROVIDING OFF ROAD PARKING

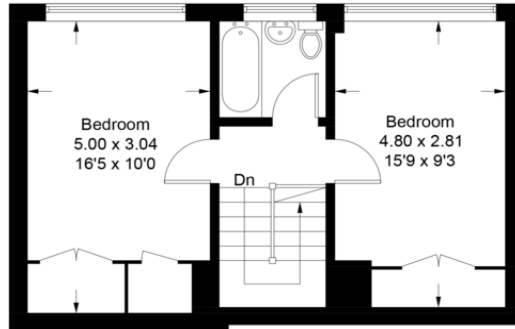
GARAGE

16' 8" x 9' 0" (5.08m x 2.74m)

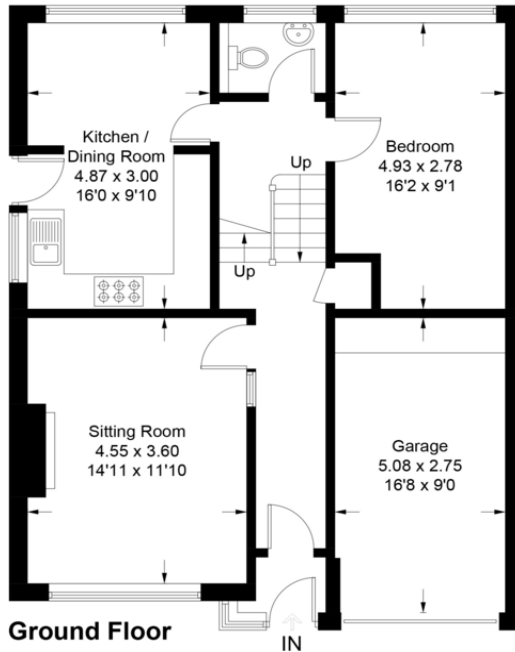


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Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 115.3 sq m / 1241sq ft

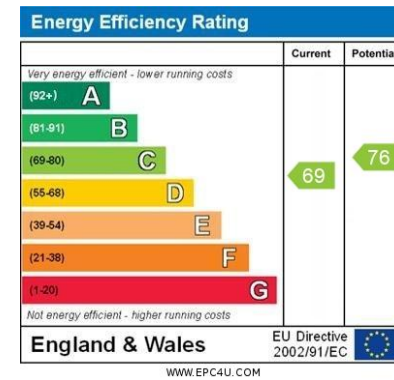


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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