



**14 Rushlake Close, Brighton, BN1 9AY**

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**Ground Floor: - Large Lounge \* Front Balcony \*  
Kitchen \* Dining Area \* Two Double Bedrooms  
\* Family Shower Room \***

**Outside: - Private drive to Garage \* Large  
Corner Plot of a Rear Garden.**

While this property requires some updating, it does however present the perfect chance for prospective homeowners to tailor the space to their personal tastes and preferences, creating a perfect blank canvas to put their own stamp on. This semi-detached two-bedroom bungalow also offers the added benefit of no onward chain, making it an attractive opportunity for buyers looking to move quickly.

The spacious living room features large windows that overlook a charming raised terrace, providing an ideal setting for relaxation or entertaining guests. Adjacent to this, the family-sized kitchen and dining room offers ample space for family gatherings and easy access to the garden, seamlessly blending indoor and outdoor living. The two well-proportioned bedrooms are complemented by a wet room and a separate WC, ensuring practicality for everyday living.

The extensive garden space invites creative landscaping ideas that can transform the area into a sanctuary for both wildlife and people alike.





This bungalow is particularly well-suited for young families and first-time buyers, given its proximity to local shops, schools, and frequent bus routes to the city center. Nature enthusiasts will appreciate the direct access to woodland leading to Stanmer Park, a perfect space for leisurely walks and outdoor activities. Additionally, the convenience of being near the A27 provides quick access to Lewes and the A23, making this property an ideal base for those commuting or exploring the picturesque surrounding areas.

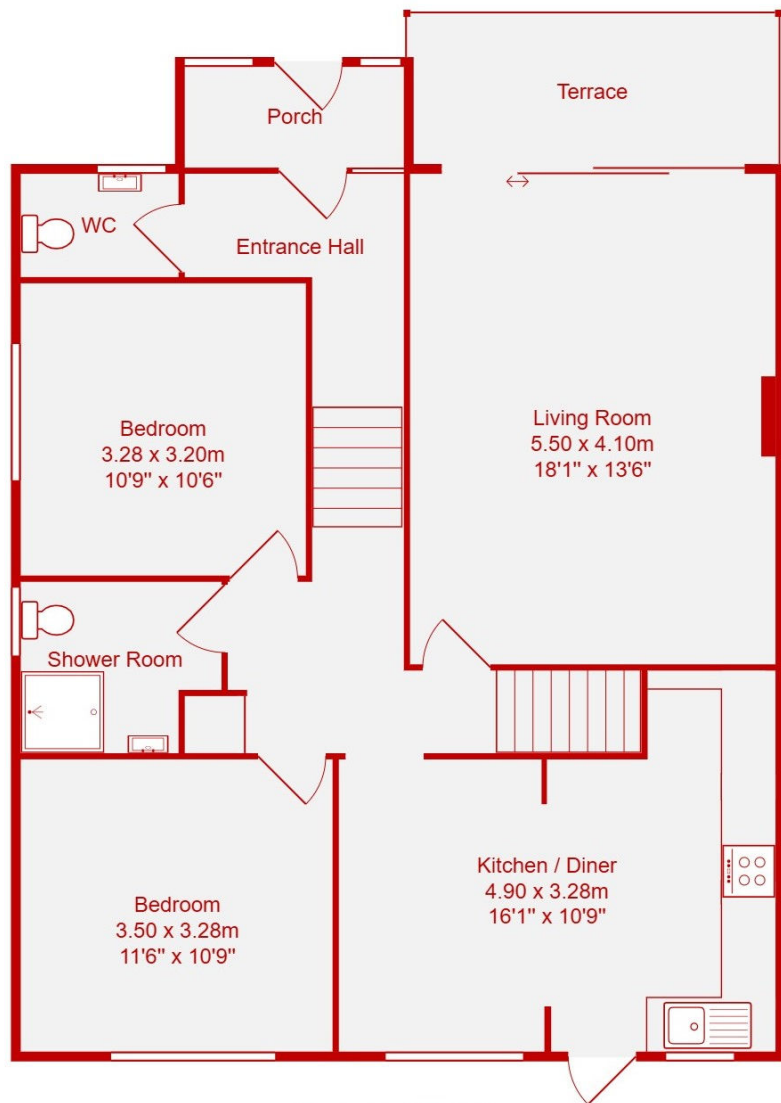
Local Information

Coldean Primary	790 yards
Moulescombe Primary	0.7 miles
Hertford Primary	1.2 miles
Varndean Schools Complex	1.7 miles
Moulsecombe Station	1.1 miles
London Road Station	2.1 miles
Brighton Mainline Station	2.6 miles
Brighton Seafront	3.0 miles

*All distances approximate*

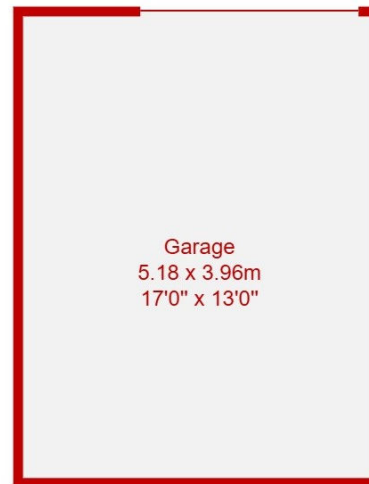






**Ground Floor**  
Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup>

**Total Area: 117.6 m<sup>2</sup> ... 1265 ft<sup>2</sup> (excluding terrace, garage)**



**Garage**



**First Floor**  
Area: 31.2 m<sup>2</sup> ... 335 ft<sup>2</sup>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.