



7 Rushlake Road
Brighton, BN1 9AE

£415,000
Freehold

UWS1285

- Large Garden
- No Chain
- Three Bedroom Semi Detached House
- Two Reception Rooms
- Kitchen
- 70' West Facing Garden
- Potential to Convert Loft (STNPP)
- Potential to Extend (STNPP)
- Ground Floor Wc & First Floor Family Bathroom
- Gas Central Heating & Upvc Double Glazing

****NO CHAIN. **70' WEST FACING GARDEN. **THREE BEDROOMS. **TWO RECEPTION ROOMS. **POTENTIAL TO EXTEND AT THE SIDE AND INTO THE LOFT (stnpp).** (Viewings start Monday 29/6/26 from 12.30pm) This charming 1930s semi-detached family home is situated in the popular Coldean area, offering excellent access to Brighton city centre as well as convenient links to the A27 and A23. The accommodation is arranged over two floors and extends to approximately 107 sq m (1,152 sq ft). The ground floor comprises a bright bay-fronted living room, a dining room with direct access to the rear garden, a fitted kitchen, a separate WC, and a substantial store room measuring 13'0" x 7'7". Upstairs, there are three well-proportioned bedrooms and a family bathroom. To the front of the property is a private driveway providing off-road parking, while to the rear lies a fantastic west-facing garden, perfect for families, entertaining, or enjoying the afternoon and evening sun. Offered for sale with no onward chain, this property presents an excellent opportunity to create a long-term family home. Subject to the necessary consents, there is considerable potential to extend both into the loft and to the side, allowing the accommodation to grow with your needs. EPC Rating C (69). Parking Zone B (not a controlled zone only on match days, please refer to the Brighton & Hove Council website for all the information).

Upvc double glazed door opening into; entrance hallway;

Stairs rising to the first floor, door into the store room, radiator, under stairs storage, doors to the sitting room, dining room, and kitchen.

Sitting Room 16' 0" x 13' 1" (4.88m x 4.0m)

Upvc double glazed bay window to the front, radiator.

Dining Room 12' 5" x 11' 4" (3.78m x 3.45m)

Upvc double glazed French doors opening out to the rear garden with upvc double glazed windows to either side, radiator.

Kitchen 8' 8" x 7' 9" (2.64m x 2.37m)

Opaque upvc double glazed window to the side, fitted range of wall and base units with work surfaces over, inset sink and drainer unit, space and point for cooker, space and plumbing for washing machine.

Ground Floor Wc

Door out to the rear garden, wc and hand basin and opaque upvc double glazed window to the rear, Velux window.

Store Room/Former Garage 13' 11" x 7' 7" (4.25m x 2.30m)

Upvc double glazed window and door to the rear, power and lighting.

First Floor Landing

Opaque upvc double glazed window to the side, access to loft space, doors to all bedrooms, separate wc, and the bathroom.

Bedroom 16' 8" x 11' 6" (5.07m x 3.51m)

Upvc double glazed bay window to the front, radiator, built-in storage cupboard.

Bedroom 12' 4" x 11' 4" (3.75m x 3.45m)

Upvc double glazed window overlooking the rear garden, storage cupboard.

Bedroom 8' 4" x 7' 9" (2.55m x 2.36m)

Upvc double glazed window to the front, radiator.

Separate wc

Opaque upvc double glazed window to the side, wc and hand basin.

Bathroom

Opaque upvc double glazed window to the rear, bath with electric shower over, hand basin, radiator.

Rear Garden

An exceptionally large west facing garden laid to lawn and enclosed by fenced boundaries.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

7 Rushlake Road
BRIGHTON
BN1 9AE

Energy rating

C

Valid until:

23 March 2033

Certificate number:

9602-3922-4209-2322-4200

Property type

Semi-detached house

Total floor area

99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES. The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

Please note: Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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