3 Bedroom House - Semi-Detached located in Rushlake Close, Coldean, Brighton

Asking price £425,000

TAYLOR
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6 Rushlake Close
Brighton
BN1 9AY

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The ground floor offers an adaptable layout, with a particularly generous front room measuring approximately 14'11 x 11'10. Currently utilised as a bedroom, this space could easily be returned to use as a comfortable living room, allowing the property to function as a more traditional three-bedroom family home. Alternatively, purchasers looking at the property from an investment perspective can benefit from the existing four-bedroom configuration.

To the rear is a good-sized fitted kitchen, providing an excellent amount of cupboard and worktop space together with room for dining. The kitchen also benefits from a range of integrated appliances, including a dishwasher, fridge and freezer, helping to maximise the available space and provide a practical arrangement for everyday use. A further bedroom is positioned on the ground floor, alongside a convenient WC, while the overall layout provides plenty of flexibility for buyers to adapt the accommodation to suit their individual requirements.

The first floor provides two particularly well-proportioned bedrooms, both offering excellent space for bedroom furniture and storage, with each bedroom benefiting from a full range of fitted wardrobes. The family bathroom is also positioned on this level. In addition, the property benefits from a substantial loft space, which provides useful storage in its current form but could offer exciting potential for conversion to create further accommodation, subject to the necessary planning permissions and building regulations.

Externally, the property continues to offer a number of valuable features. To the front is a private driveway together with an integral garage, providing off-road parking and excellent additional storage. To the rear is a private garden featuring a patio area, lawn and established planting, providing an attractive outside space for seating, entertaining and enjoying the warmer months, together with an open outlook across the surrounding area. The garage itself also provides further possibilities for purchasers wishing to reconsider the existing layout, subject to any necessary consents.

Rushlake Close is a quiet residential location within Coldean, conveniently positioned for access into Brighton as well as the universities, local amenities and transport connections. With approximately 1,088 sq ft of internal accommodation plus a 160 sq ft garage, the combination of generous room sizes, flexible three/four-bedroom accommodation, driveway, garage, garden and loft potential makes this an excellent opportunity for a family, owner-occupier or investor. Offered with no onward chain, early viewing is highly recommended.

The property offers particularly generous and flexible bedroom accommodation, with excellent proportions throughout. The large ground-floor front room is currently arranged as a bedroom and has been successfully utilised as part of the property's previous HMO configuration; however, its size and position make it equally well suited to becoming a spacious principal living room for a family purchaser. The remaining bedrooms are all well proportioned, providing plenty of room for bedroom furniture, storage and home-working space. This versatility allows the property to be adapted to suit a variety of purchasers, whether continuing as an investment or creating a comfortable and spacious family home.

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Further Potential
The property provides further scope for a purchaser looking to enhance or extend the existing accommodation. A substantial loft space offers excellent storage in its current form and may provide potential for conversion into additional living or bedroom accommodation, subject to the necessary planning permissions and building regulations. The property also benefits from a private garage and driveway, providing valuable off-road parking and additional storage, while the existing family bathroom serves the accommodation on the first floor. Together, these features give an incoming purchaser the opportunity to enjoy the property immediately while also considering how it could be adapted and improved over time.

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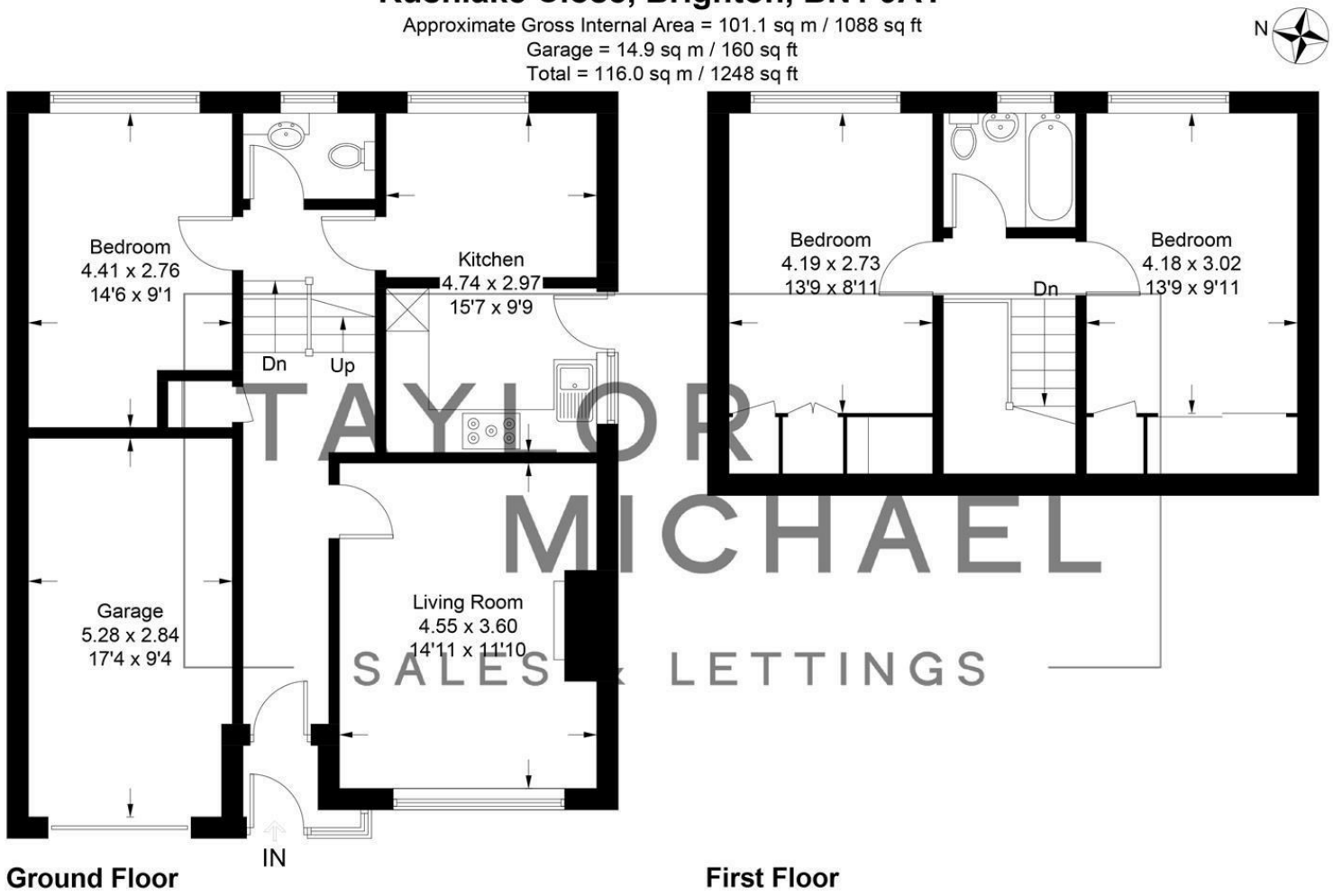
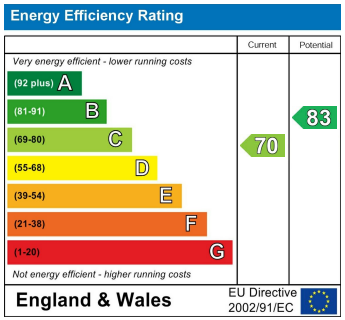
Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft
Garage = 14.9 sq m / 160 sq ft
Total = 116.0 sq m / 1248 sq ft



Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



DIRECTIONS

From central Brighton, travel north along Lewes Road ?A270? before turning towards Coldean and continuing onto Coldean Lane. Follow the road through the residential area before turning into Rushlake Road and then into Rushlake Close, where the property can be found within this quiet residential cul-de-sac. The location provides convenient access back into Brighton city centre, as well as the A27, local universities and surrounding areas, making it well positioned for both commuters and those travelling throughout Sussex.

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