



87 Rushlake Road, Coldean Village, Brighton, BN1 9AG

Spencer  
& Leigh

87 Rushlake Road, Coldean Village,  
Brighton, BN1 9AG

Guide Price £325,000 - £350,000 Freehold

- Spacious terrace home
- Two double bedrooms
- 15' Living room with a dual aspect
- Open plan kitchen/dining area with separate utility room
- Requiring some modernisation
- Potential to extend, subject to necessary consents
- Long & level rear garden
- No onward chain
- Popular residential road in Coldean Village
- Viewing highly recommended

GUIDE PRICE £325,000 to £350,000

This charming two-bedroom house on Rushlake Road in Coldean Village presents an exceptional opportunity for those seeking a wonderful home with great potential in a highly sought-after area. The property boasts well-proportioned reception rooms, providing versatile spaces for relaxation, dining, or even a home office, catering to a variety of modern living needs. The layout flows beautifully, creating an inviting atmosphere from the moment you step inside. WE LOVE the bright and airy feel throughout, making it a truly pleasant place to reside. The single bathroom is conveniently located, serving both of the double bedrooms efficiently. This house is ideal for first-time buyers, small families, or those looking to downsize without compromising on location or comfort. Whilst requiring some modernisation, there is great potential to improve and extend, subject to the required consents. The property is offered for sale with NO ONGOING CHAIN, ensuring a smoother and quicker transaction process.



Rushlake Road boasts a convenient parade of shops nearby and a regular bus service to the city and local universities. The location is particularly popular with families. Coldean Primary school along with its library and other amenities are easily accessible.



Entrance  
 Entrance Hallway  
 Living Room  
 15' x 9'11  
 Dining Room  
 6'6 x 6'6  
 Kitchen  
 11'8 x 8'5  
 Utility Room  
 12'8 x 5'3  
 Stairs rising to First Floor

Bedroom  
 15' x 10'  
 Bedroom  
 13'2 x 9'  
 Shower Room  
 Separate W/C

OUTSIDE  
 Rear Garden

Property Information  
 Council Tax Band C: £2,182.92 2025/2026  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Un-restricted on-street parking  
 Broadband: Standard 3 Mbps, Superfast 67 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer  
& Leigh**

# Rushlake Road



SALES & LETTINGS

Ground Floor  
Approximate Floor Area  
403.2 sq ft  
(37.50 sq m)



First Floor  
Approximate Floor Area  
427.0 sq ft  
(39.7 sq m)

Approximate Gross Internal Area = 77.2 sq m / 830.2 sq ft

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