

# Rushlake Road

## Brighton



## About the property

FOR SALE BY AUCTION 25th February 2026

Located in the popular residential area of Coldean, Brighton, this spacious four-bedroom, extended, semi-detached home offers a fantastic opportunity for investors, developers, or those seeking a refurbishment project. Set over two floors and offering just under 1,300 sq ft of internal space, the property is full of potential to enhance, extend (STPP), or modernise to suit a variety of needs.

The ground floor boasts a large open-plan living and dining area with a charming open fire, and patio doors leading out to a generous rear garden, providing excellent indoor-outdoor flow. A well-sized kitchen connects to a separate utility room with a W.C., offering practical space for modern family living.

Upstairs, the first floor comprises four well-proportioned bedrooms, a spacious family bathroom, and a smaller dressing room, ideal for conversion or flexible use.

With its size, layout, and location, this property, whether you're looking to renovate for resale, rent, or create a long-term family home, this is a project not to be missed.

# Rushlake Road Brighton

£225,000



4

BEDROOM

1

RECEPTION

1

BATHROOM







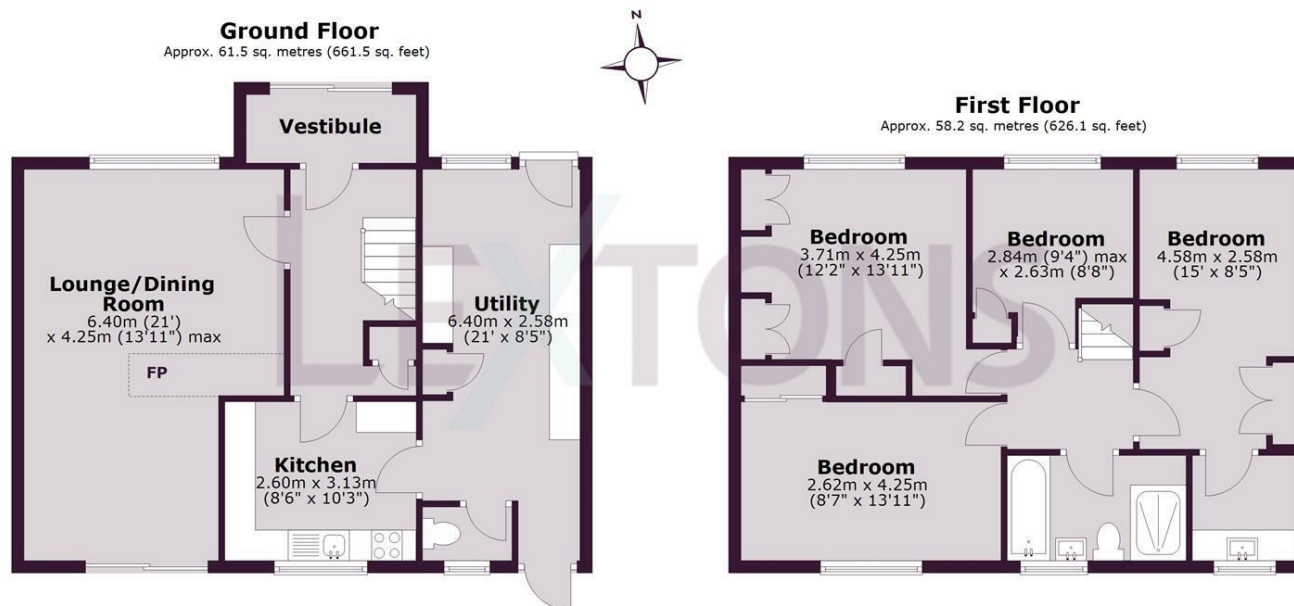








SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Total area: approx. 119.6 sq. metres (1287.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**LEXTONS**

Call our sales team to arrange a viewing appointment:

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