

PHILLIPS & STILL



Rushlake Close, Coldean, Brighton, BN1 9AY

- A Fantastic & Spacious Semi Detached Family Home
- Three Double Bedrooms
- Large Lounge / Diner With Balcony
- Extensive South Westerly Side & Rear Gardens

Asking Price of £425,000

- Off Road Parking & Integral Garage
- Huge Potential To Modernise & Enlarge (STNC)
- Quiet Cul-De-Sac In A Popular Residential Area Close To Schools & Transport Links
- No Onward Chain



Property Description

This is a fantastic opportunity to acquire a spacious and versatile semi detached property offering enormous potential for further enlargement (subject to necessary planning and consents). This family home has only had one owner since it was built and is situated in a popular and peaceful cul-de-sac nestled between Brighton City centre and the South Downs National Park. Coldean & Moulescoomb offer good transport links including a railway station & frequent bus services to and from the City centre as well as the A27 and A23. You also have easy access to the American Express Stadium and Brighton & Sussex Universities as well as some excellent local schools catering to all ages.

The lower level of the property is currently used for storage and a work shop with both internal and external access. The main living accommodation is situated on the upper floor of the house consisting of a generous front facing lounge / diner with sliding doors onto a large balcony, three double bedrooms - one of which could be a second reception room or dining room, bathroom and a great size separate kitchen that opens onto the vast rear garden. Many other houses in the close have added an upper floor which is definitely an option here (STNC) as well as the potential to extend out to the rear and side.

What really makes this house a home is the extensive private gardens with a favourable sunny South Westerly aspect. To the rear and side of the house you have various areas of lawn, mature shrubbery and a raised patio area which are a dream for children & pets to play out in as well as being the perfect place for garden parties, barbeques and sunbathing. You have plenty of space to add a trendy garden room / studio if so desired!

To the front is a driveway providing off road parking and leading to the integral garage. There is also readily available ample parking in the close if needed. Viewings are highly recommended to fully appreciate everything this well loved family home has to offer!



Accommodation

LOWER GROUND FLOOR

Store rooms & workshop with internal & external access

GROUND FLOOR

CLOAKROOM

With W.C.

ENTRANCE HALL

With stairs rising to:

UPPER FLOOR

LANDING

BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.18m)

With built-in wardrobes

BATHROOM

BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.3m)

BEDROOM THREE

10' 10" x 8' 1" (3.3m x 2.46m)

KITCHEN

14' 2" x 7' 11" (4.32m x 2.41m)

Opening to the rear gardens

LOUNGE / DINER

19' 4" x 13' 6" (5.89m x 4.11m)

With sliding doors opening to:

BALCONY

OUTSIDE

EXTENSIVE SOUTH WESTERLY GARDENS

To the side and rear

DRIVEWAY

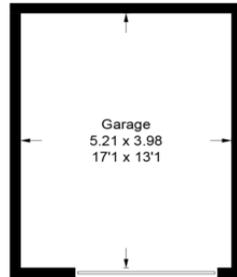
Providing off road parking & leading to

GARAGE

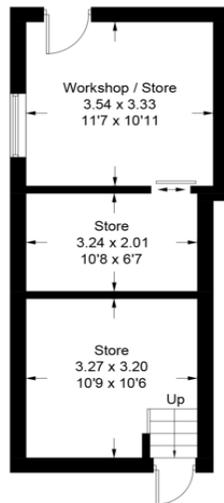


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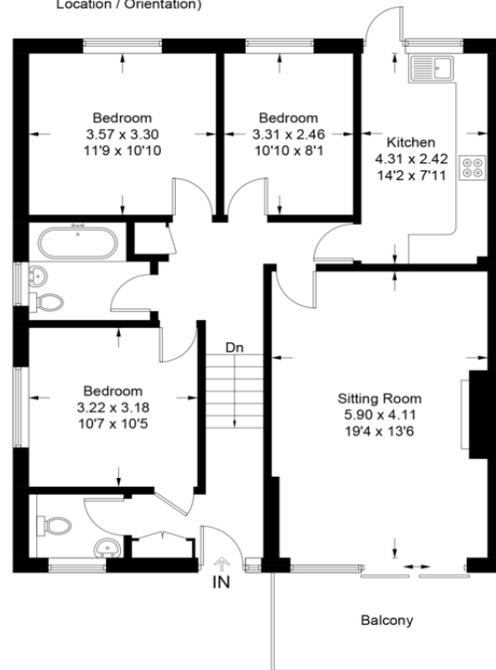
Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft
 Garage = 20.8 sq m / 224 sq ft
 Total = 140.9 sq m / 1517 sq ft



(Not Shown In Actual Location / Orientation)



Lower Ground Floor



Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Picture this...

Having only had one owner since it was built shows what a wonderful family home and neighbourhood it is here. Within walking distance are many parks, nurseries, schools and Universities making it the perfect location for families with children of all ages.

The property has endless potential for modernisation, extension and enlargement meaning the next owners can really make it their own!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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