



## 54 Rushlake Road, Brighton, BN1 9AD

£300,000 Freehold

This 3 BEDROOM SEMI-DETACHED HOUSE is located in a popular residential area, close to Stanmer Park & is in need of some updating. Some of the other property highlights include; the PRIVATE REAR GARDEN, no onward chain, OPEN PLAN living/dining room, OFF STREET PARKING & has potential to extend (STNC). Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents.

Front door to:

### Hallway

Stairs rising to first floor, wood effect flooring, built in storage cupboard, doors to:

### Lounge/Dining Room

uPVC double glazed window to front, uPVC double glazed sliding doors to rear leading onto the rear garden, feature fire surround with space for an electric fire, radiator, coved ceiling.

### Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, space for over, space for fridge/freezer, window to rear, laminate flooring, tiled walls, door to:

### Lean To

2 x doors to side leading to rear garden, door to:

### WC

WC, window to side with frosted glass.

### First Floor Landing

uPVC double glazed window to side, doors to all rooms, hatch to loft space, wall mounted heating thermostat.

### Bathroom

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with wall mounted shower unit over, radiator, recessed spotlights fully tiled walls, tiled floor, uPVC double glazed window to rear with frosted glass.

### Bedroom

uPVC double glazed window to rear, radiator, built in wardrobe housing boiler.

### Bedroom

uPVC double glazed window to front, radiator, range of built in cupboards.

### Bedroom

uPVC double glazed window to front, radiator, built in wardrobe.

### Outside

#### Front Garden

Steps down to front door, section laid to concrete providing off street parking, enclosed by mature hedging, gate to side providing access to rear garden.

#### Rear Garden

Patio seating area, lawned section, 2 x greenhouses, timber built shed, gate to side providing access to the front of the property, variety of mature shrubs & trees, outside tap, enclosed by brick walling, timber fencing & mature hedging.

### Total approx floor area

89.49 sq.m. (963.25 sq.ft.)

### Council tax band C

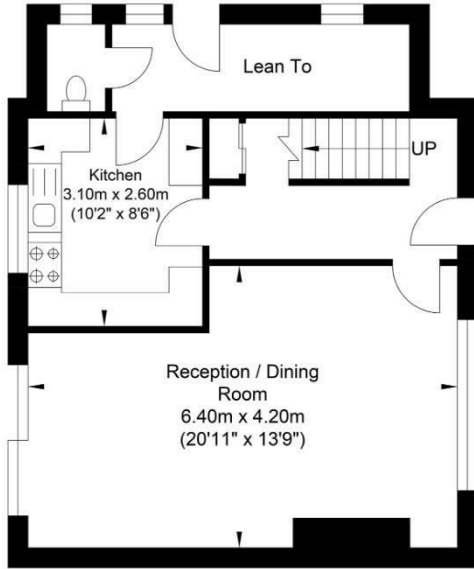
### Parking zone B

On event days

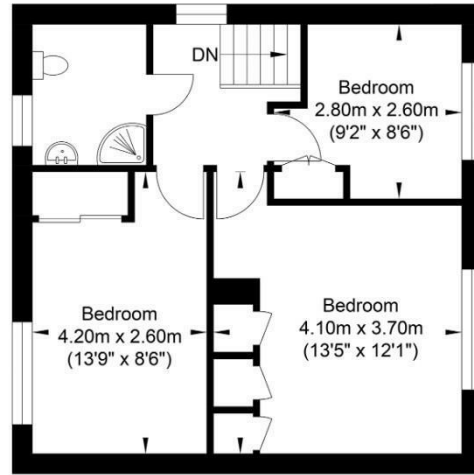
### V1



# Rushlake Road



Ground Floor  
Approximate Floor Area  
522.37 sq ft  
(48.53 sq m)



First Floor  
Approximate Floor Area  
440.88 sq ft  
(40.96 sq m)



Approximate Gross Internal Area = 89.49 sq m / 963.25 sq ft

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

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

## IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of 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 order.

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 sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

### SALES

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk

