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.

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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.

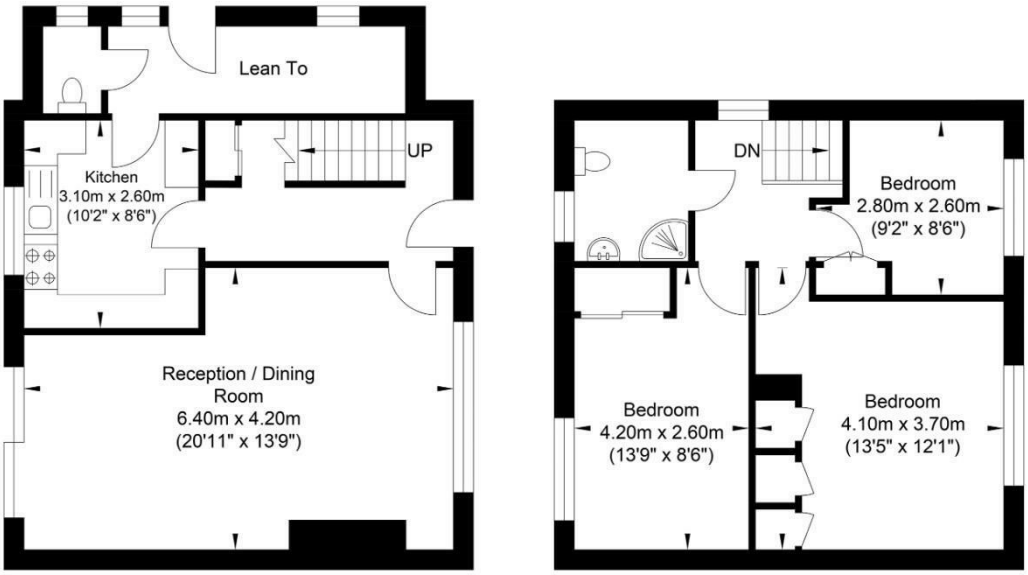
Total approx floor area
89.49 sq.m. (963.25 sq.ft.)

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)

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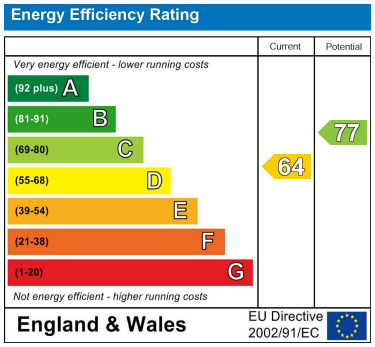
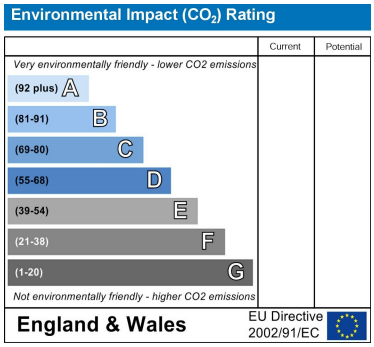
Approximate Gross Internal Area = 89.49 sq m / 963.25 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.





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

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
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