

Rushlake Road

Brighton



About the property

FOR SALE BY AUCTION 10th December 2025

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

£250,000



4

BEDROOM

1

RECEPTION

1

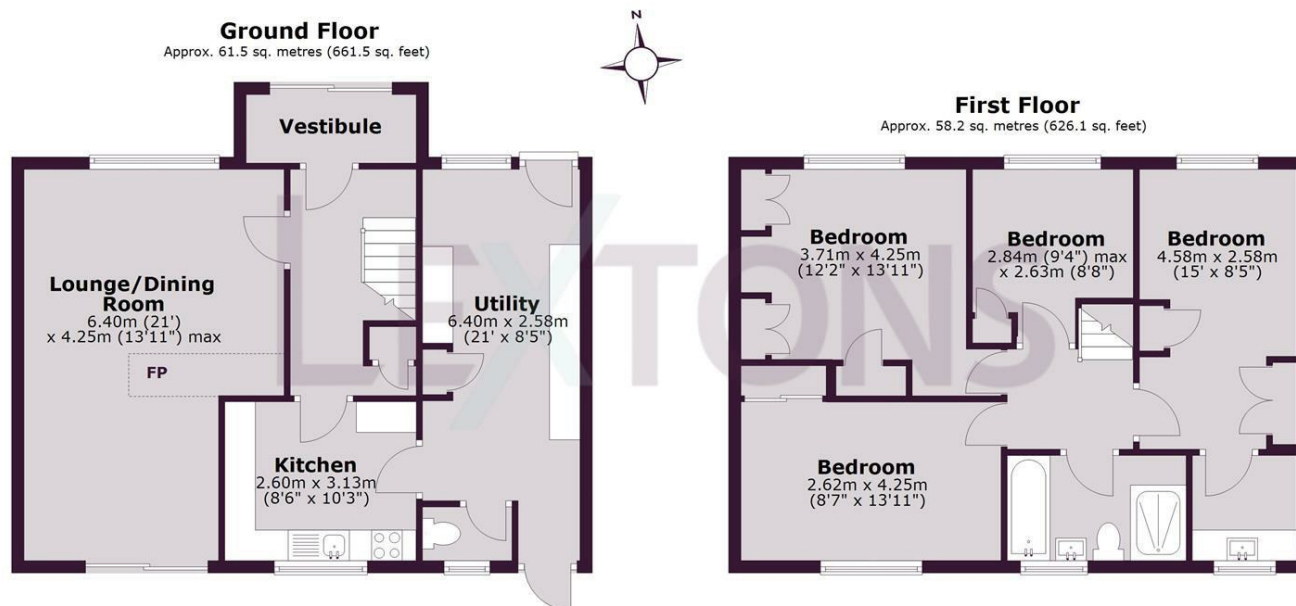
BATHROOM







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		
(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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