



**Loder Road, Brighton, BN1 6PJ**

**welcome to**

**Loder Road, Brighton**

This is a four-bedroom terrace house with southerly rear garden in need of modernisation and redecoration offering scope to make a lovely character home. Situated between Surrenden Road and Balfour Road close to the Varndean/Balfour/Dorothy Stringer schools campus



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Total floor area 118.9 m<sup>2</sup> (1,279 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Situated in this highly favoured residential area in Preston Park, between Surrenden Road and Balfour Road, with many local amenities on your doorstep along with Preston Park station within half a mile away making the property ideal for a commuter.

Local bus transport can be found on Surrenden Road which will take you in to Brighton city centre. Brighton's famous seafront/promenade and surrounding areas. The A23/A27 road network can also be easily accessible.

Blakers Park is close at hand along with Preston Park itself which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

## Key Information

### Schools

**Primary:** Balfour Primary School - 0.2 miles, St Bernadette's Catholic Primary School - 0.2 miles, Downs Junior School - 0.6 miles, Hertford Infant School - 0.6 miles, Stanford Infant School - 0.7 miles, Downs Infant School - 0.7 miles, Stanford Junior School - 0.8 miles, Hertford Junior School - 0.8 miles, Patcham Infant School - 1.0 miles, Patcham Junior School - 1.1 miles.

**Secondary:** Dorothy Stringer School - 0.2 miles, Varndean School - 0.4 miles, Varndean College - 0.7 miles, Downs View Link College - 0.7 miles, Cardinal Newman Catholic School - 1.0 miles, Patcham High School - 1.1 miles, BHASVIC College - 1.7 miles.

### Train Stations

Preston Park Station - 0.5 miles  
London Road Station - 0.7 miles  
Brighton Mainline Station - 1.5 miles

### Amenities

Sainsbury's (Preston Road) - 0.6 miles  
Fiveways Shopping Parade - 0.8 miles  
Preston Circus/London Road Shopping - 1.1 miles  
Patcham Village - 1.2 miles  
Sainsbury's Local (Carden Avenue) - 1.5 miles  
Seven Dials Shopping Parade - 1.6 miles  
Sainsbury's (New England Street) - 1.6 miles  
Pavilion Retail Park (Lewes Road) - 1.8 miles  
M&S Simply Food (Carden Avenue) - 2.0 miles  
Asda Superstore - 2.3 miles  
Brighton City Centre - 2.4 miles

### Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

## Loder Road, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID-TERRACE HOUSE
- FOUR DOUBLE BEDROOMS
- LOUNGE & SEPARATE DINING ROOM
- SOUTH FACING REAR GARDEN
- CLOSE TO FIVEWAYS

Tenure: Freehold EPC Rating: D

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP106347 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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