



**Guide Price**  
**£685,000**

**Freehold**

4x  2x  1x 

**Loder Road, Brighton,  
East Sussex, BN1**

**cubitt & west**  
Helping you move forwards





## Main features

- Terraced home ready to put your own stamp on
- 2 Year old boiler & brand new windows
- In walking distance to Preston Park station
- Sought after location, close to popular schools
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 11'0 x 9'6 (3.36m x 2.90m)

Kitchen : 18'4 x 8'10 (5.59m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 2 : 14'7 x 14'0 (4.45m x 4.27m)

Bedroom 3 : 11'8 x 9'3 (3.56m x 2.82m)

Bedroom 4 : 10'6 x 8'10 (3.20m x 2.69m)

Bathroom

### SECOND FLOOR

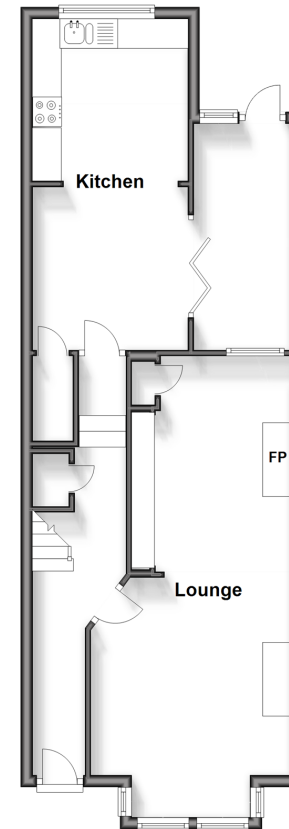
Bedroom 1: 18'4 x 9'6 (5.59m x 2.90m)

En Suite Shower Room

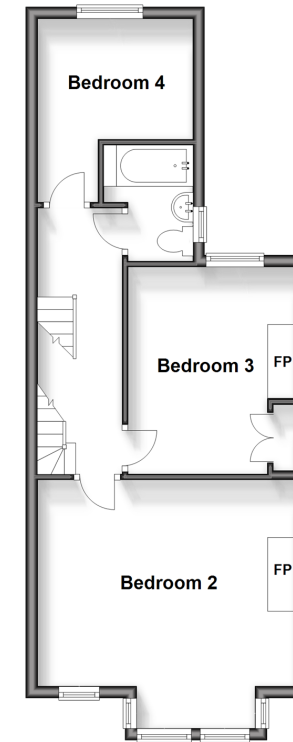
### OUTSIDE

Front & Rear Garden

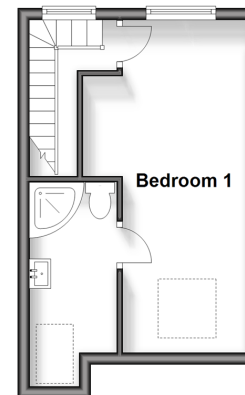
**Split Level Ground Floor**  
Approx. 55.7 sq. metres (599.5 sq. feet)



**First Floor**  
Approx. 44.6 sq. metres (480.2 sq. feet)



**Second Floor**  
Approx. 21.7 sq. metres (234.0 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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