



**Loder Road, Brighton, BN1 6PJ**  
**£1,300 Per month**



- Spacious First Floor Flat
- Large Kitchen / Dining room
- Useful Study / Office
- Available end of August
- Un-Furnished

- Newly Modernised Throughout
- Double Bedroom
- Large South Facing Garden
- Gas Heating & Double Glazing
- Sole Agent

# Loder Road, Brighton, BN1 6PJ

## £1,300 Per month



### Summary

Priors are pleased to offer this attractive first floor flat situated close to Preston Park. The flat has spacious, well planned accommodation and having been modernised is offered in first class order.

The nearby Preston Park provides recreational facilities and local shops are nearby in Preston Drive. Bus services pass nearby providing access to most parts of Brighton & Hove and Preston Park mainline railway station is also easily accessible.

### Entrance Hall

Spacious split level entrance hall, stairs and landing.

### Lounge

13 x 12 (3.96m x 3.66m)  
Lovely spacious bay-fronted room at the front of the property.

### Bedroom One

12'3 x 10'9 (3.73m x 3.28m)  
Good size double bedroom with bright South facing aspect. Fitted hanging rails and shelving.

### Single Bedroom / Office

Useful additional room- ideal for WFH or study.

### Bathroom

Spacious bathroom with newly fitted white suite. Bath with electric shower, wash hand basin, WC. Part tiled walls, window, extractor fan. Ladder-rack style heated towel rail.

### Kitchen

11 x 11 (3.35m x 3.35m)  
New cream 'Shaker' style base and eye level units comprising cupboards, drawers and wood-block effect work-tops. Built in oven, hob and extractor fan. Plumbing for washing machine. Part tiled walls. Large South facing picture window. Ample space for small dining table / chairs. Door to-

### Lean To / Utility Area

A useful additional storage space with shelving. Door proving access own to-

### Private Rear Garden

The flat has sole use of a large rear garden with a favoured, sunny South aspect.

### Additional Information

EPC Rating- D. Council Tax Band- B. Parking Zone- F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			78
England & Wales			

