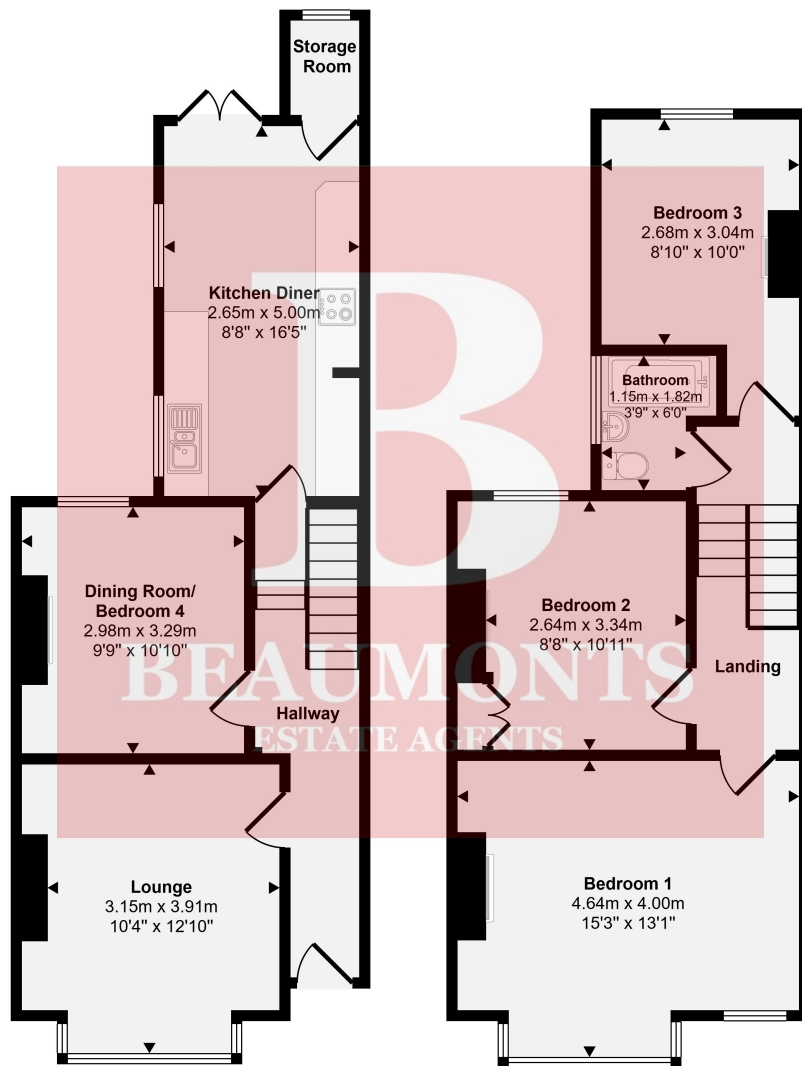




52 Loder Road, Brighton BN1 6PJ

BEAUMONTS
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Approx Gross Internal Area
95 sq m / 1023 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft

First Floor
Approx 47 sq m / 506 sq ft

BEAUMONTS
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
www.beaumontsresidential.co.uk



SUMMARY OF ACCOMMODATION

Ground Floor: Spacious Entrance Hall with under stair store cupboard * Lounge with tiled fireplace * Dining Room/ Bedroom Four * Kitchen Breakfast Room with built in store cupboards & ample work tops.

First Floor: Landing with hatch to loft * Three Double Bedrooms * Bathroom with white suite.

Outside: Front Garden with store shed * South facing rear garden approx. 40ft with lawn, shrub borders.

Double Glazing * Gas Central Heating

This attractive Victorian redbrick home offers spacious well-planned accommodation which still retains many attractive period features. All the rooms are a good size and offer light and airy accommodation however the property would now benefit from refurbishment.

Situated on the South side of Loder Road which is a popular residential street that seamlessly connects Surrenden Road and Osborne Road, this home benefits from a prime location just approximately two miles away from the vibrant Brighton City Centre and seafront, brimming with recreational activities, bathing beaches, and a diverse shopping scene. Local amenities abound, with excellent shops nearby in Fiveways and Preston Village, including a convenient new Sainsbury's Local. For outdoor enthusiasts, the 65-acre Preston Park is a stone's throw away, providing tennis courts, bowling greens, and a cycling track. Commuters will find tranquillity in the easy access to the mainline railway station, connecting them directly to London Victoria. Additionally, families will be pleased to discover the esteemed Balfour/Varndean school complex within easy reach, making this property an ideal choice for those seeking both comfort and community in a thriving area.

Council Tax Band C

EPC Rating D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.