



68 Loder Road

Brighton BN1 6PJ

Asking Price Of £325,000

- TWO BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- SOUTH FACING PATIO GARDEN
- FREEHOLD OF THE BUILDING
- IN NEED OF SOME MODERNISATION
- DESIRABLE LOCATION

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming the ground floor of this converted building. Situated in this desirable location and offering good size accommodation. The property features a south facing patio garden and is being sold with the freehold of the building. There is also a separate kitchen and living/dining room.

Being in this sought after Preston Park/Fiveways position with bus routes operating locally making public transport throughout the city simple, as well as the array of shopping facilities, eateries and cafés nearby.

ENTRANCE HALL Thermostat, radiator.

LIVING ROOM UPVC double glazed dual aspect windows, radiator.

KITCHEN Incorporating stainless steel sink with mixer tap, drainer and splashback, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring electric hob with oven below and extractor above, space for dishwasher, space for washing machine, integrated fridge freezer, gas fired 'Worcester' combination boiler, door to garden.

BEDROOM Dual aspect UPVC double glazed windows, radiators.

BEDROOM UPVC double glazed windows, radiator, storage cupboard.

SHOWER ROOM Comprising step in shower being fully tiled, pedestal wash hand basin, low level w.c., UPVC double glazed frosted window, radiator.

GARDEN Side access with rear being paved and fully enclosed.

FRONT GARDEN Patio to front.

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

LODER ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
740.6 sq ft / 68.8 sq m



Ground Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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