



8 Loder Gardens, , BN14 7AZ  
£1,700 Per Calendar Month

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We are delighted to offer for rental this well presented three/four bedroom end of terrace family home, in this popular Broadwater location. The current owners have upgraded the house well internally to offer versatile accommodation in good clean condition. In brief the accommodation comprises of a spacious reception room to the rear with bi-folding doors opening out to the rear garden, separate reception room/bedroom 4 or ground floor, a modern fitted kitchen with good range of units and a ground floor family bathroom. A useful utility room completes the ground floor accommodation and on the first floor you have two spacious double bedrooms, a third bedroom / home office. There is also a useful separate WC with hand wash basin. The house has full gas central heating, double glazing, off street parking at the front of the property and an enclosed paved rear garden. Council Tax band C. Epc C Some items of furniture can be left in the property or stored in one of the storage sheds in the rear garden if not required.

- End of Terrace House to Rent
- Three / Four Bedrooms
- Open Plan Living Room
- Bi-Folding Doors To Rear Garden
- Modern Family Bathroom
- Separate First Floor WC
- Dual Aspect Master Bedroom
- Gas Ch and Double Glazing





#### Entrance Hallway

2.82m x 2.57m (9'3 x 8'5)

Composite front door, laminate flooring, underfloor heating, stairs to first floor landing, access to understairs storage cupboard, skimmed ceiling.

#### Reception Room Two / Ground Floor Bedroom

4.22m x 3.94m (13'10 x 12'11)

Laminate flooring, underfloor heating, television point, various power points, PVCU double glazed window, sliding door through to open plan living room to rear, skimmed ceiling.

#### Open Plan Living Room

6.38m x 3.51m (20'11 x 11'6)

Laminate flooring, underfloor heating, various power points, television point, bi-folding doors giving access to rear garden, PVCU double glazed window, skimmed & vaulted ceiling, door to utility room.

#### Modern Fitted Kitchen

3.86m x 2.64m (12'8 x 8'8)

Laminate flooring, underfloor heating, square edge solid wooden work surfaces with cupboards below & matching eye level cupboards, integrated eye level Smegg oven & Smegg microwave, inset Smegg four ring gas hob with extractor fan above, specafe & provision for dishwasher, space for fridge freezer, inset stainless steel sink unit with mixer tap, PVCU double glazed window, fitted storage cupboard housing Vaillant combination boiler, skimmed ceiling with coving, opening into open plan living room.



#### Ground Floor Family Bathroom

1.88m x 1.65m (6'2 x 5'5)

Laminate flooring, underfloor heating, panel enclosed jacuzzi bath with power shower above having a rainforest fall shower head, contemporary hand wash basin with mixer tap & vanity unit below, low flush WC, fully tiled walls, extractor fan, skimmed ceiling with spotlights, PVCU double glazed window with integrated shutter blinds.

#### Utility Room

3.89m x 0.86m (12'9 x 2'10)

Space & provision for washing machine, various shelving units, PVCU double glazed window, polycarbonate roofing.

#### First Floor Landing

1.78m x 0.89m (5'10 x 2'11)

Solid wooden flooring, loft hatch access with drop down ladder, PVCU double glazed window, skimmed ceiling.

#### Master Bedroom

4.06m x 3.78m (13'4 x 12'5)

Dual aspect, carpeted flooring, single radiator, various power points, television point, three PVCU double glazed windows with integrated shutter blinds, skimmed ceiling.

#### Bedroom Two

3.15m x 2.82m (10'4 x 9'3)

Carpeted flooring, single radiator, various power points, two PVCU double glazed windows with integrated shutter blinds, skimmed ceiling.



#### Bedroom Three / Home Office

3.43m x 2.67m narrowing to 1.78m (11'3 x 8'9 narrowing to 5'10)

Carpeted flooring, single radiator, various power points, PVCU double glazed window, fitted overstairs storage space which could be used as desk for office, skimmed ceiling.

#### First Floor WC

0.99m x 0.74m (3'3 x 2'5)

Wooden flooring, low flush WC, contemporary hand wash basin with mixer tap, wall mounted vanity unit with mirrored front, extractor fan, skimmed ceiling with spotlight.

#### Externally

##### Front Garden

Mainly laid to off street parking for two vehicles, pathway to front door, fence enclosed.

##### Rear Garden

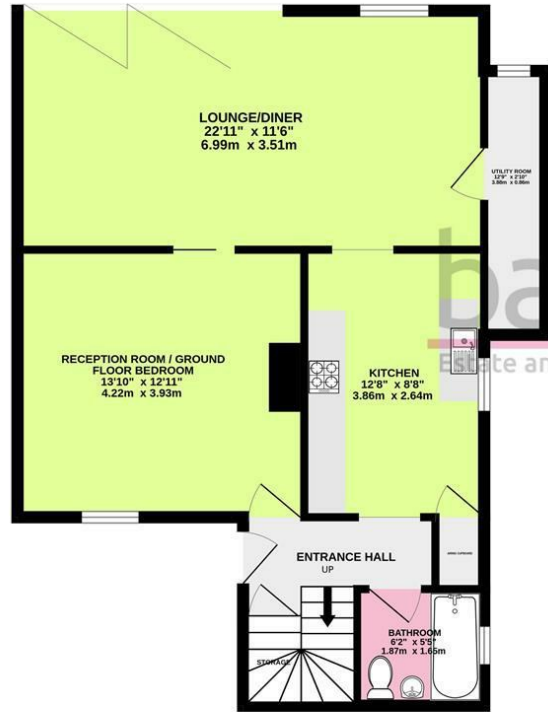
Mainly laid to patio with various flower & shrub borders, gated side access, timber built storage shed with power & lighting, timer built workshop also benefitting from power & lighting, outside power sockets, outside lighting.

##### Council Tax

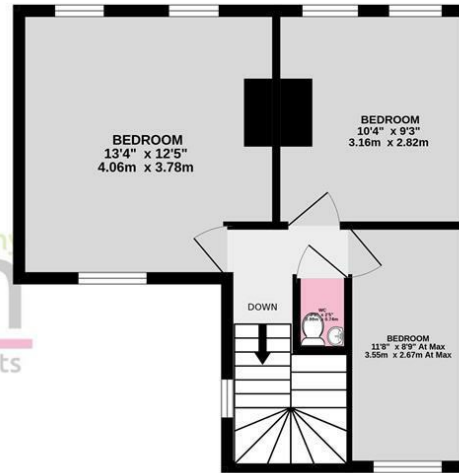
Band C



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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