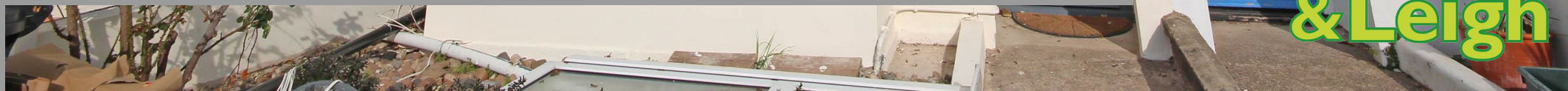




, Loder Road, Brighton, BN1 6PL

Spencer
& Leigh



, Loder Road,
Brighton, BN1 6PL

£1,295 Per Month -

- Attractive ground floor flat
- One double bedroom
- Private rear patio garden
- Spacious bay fronted lounge
- Kitchen/breakfast room
- Modern white shower suite
- GCH & double glazed windows
- Neutral colour scheme throughout
- Available mid November, unfurnished
- Popular location near Preston Park

Available mid November, this smart and stylish one bedroom ground floor flat has its very own private patio garden. The flat occupies the entire ground floor of this well maintained period building, ideally placed close to local schools and shops in the popular district of Preston Park. The internal accommodation is considered to be well presented and benefits from neutrally coloured carpets creating a bright and airy living environment. We were impressed by the bay fronted lounge and the spacious kitchen which can accommodate a breakfast table. The bedroom is a good size double and the accommodation is complemented by a modern fitted shower room. Gas fired central heating and double glazed windows are in situ. Early internal viewing is highly recommended. COUNCIL TAX - BAND B.



This delightful flat is set opposite Preston Park with its wide open space. Local amenities such as a Sainsburys Local and Preston Park railway station are within easy walking distance along with access to all other travel networks in and out of the city.



Entrance Hallway

Living Room
13'3 x 11'7

Kitchen
9'10 x 9'9

Bedroom
12'1 x 9'7

Shower Room
8'1 x 7'11

Rear Garden

Property Information

Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains electric, gas, water and sewerage
Parking: One street permitted parking - Zone F
Broadband: Standard 10 Mbps, Superfast 52 Mbps, Ultrafast 1000 Mbps
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

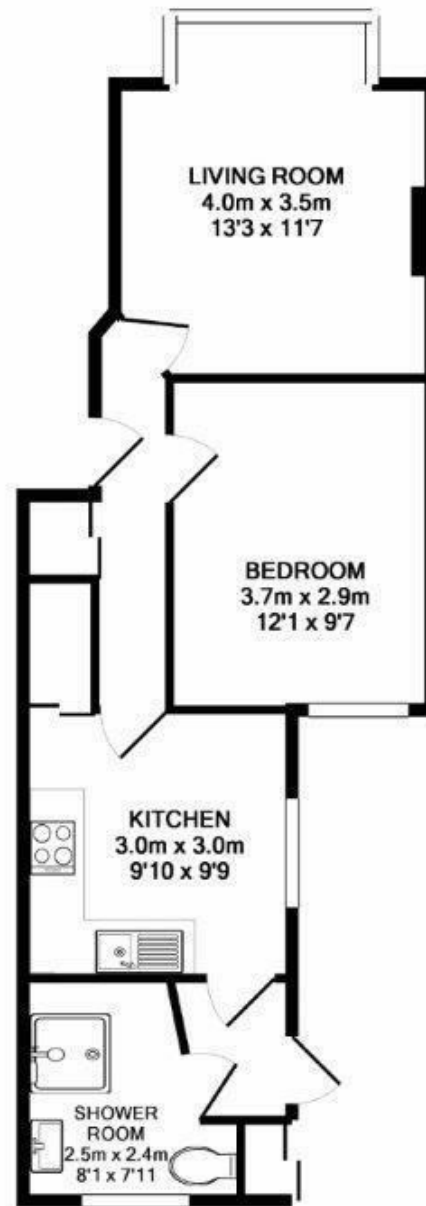
w: www.spencerandleigh.co.uk



Council:- Brighton and Hove
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





TOTAL APPROX. FLOOR AREA 45.2 SQ.M. (486 SQ.FT.)
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