



**Price**  
**£695,000**

**Freehold**

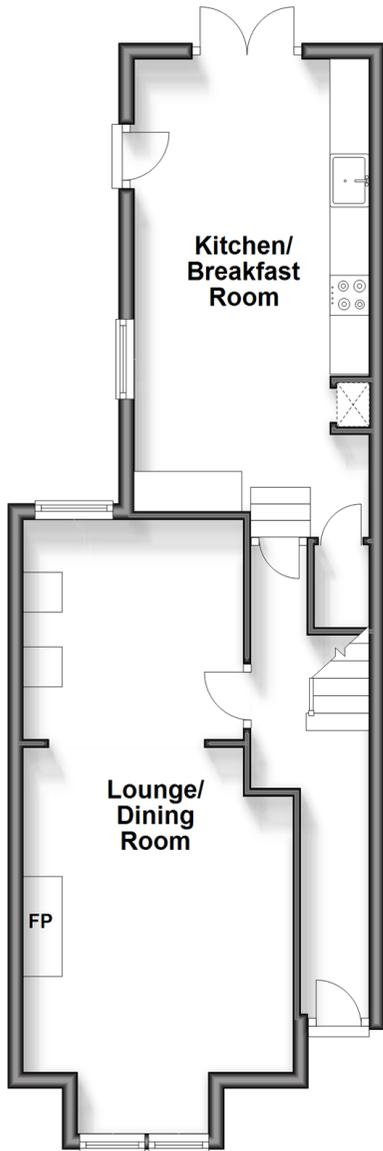
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**Loder Road, Brighton,  
East Sussex, BN1**

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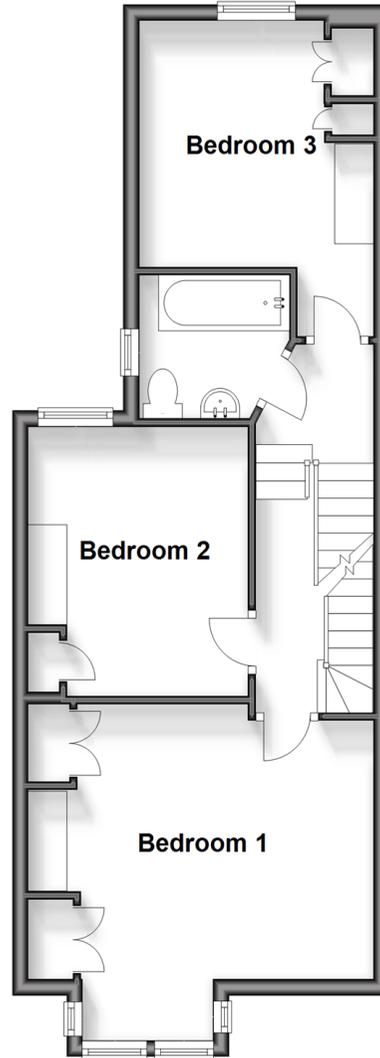
## Split Level Ground Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



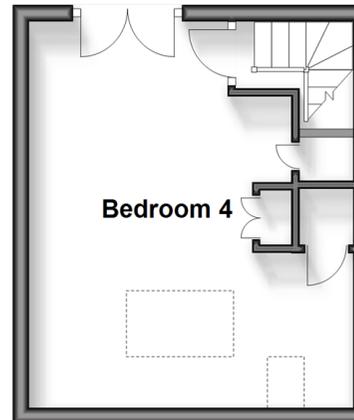
## Split Level First Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



## Second Floor

Approx. 20.2 sq. metres (217.6 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge/Dining Room: 22'10 into bay x 11'6 (6.96m x 3.51m)

Kitchen/Breakfast Room : 19'7 x 9'11 (5.97m x 3.02m)

### FIRST FLOOR

Landing

Bedroom 1: 15'10 x 10'6 (4.83m x 3.20m)

Bedroom 2: 13'0 x 11'0 (3.97m x 3.36m)

Bedroom 3: 11'1 x 9'5 (3.38m x 2.87m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 4: 16'4 x 13'0 (4.98m x 3.97m)

### OUTSIDE

Front & Rear Garden



## Main features

- Terraced family home in friendly neighbourhood of Fiveways/Preston Park
- Modern décor retaining charm, stripped floors and fireplace
- Close to excellent schools
- A short walk to Preston Park train station
- Sunny rear garden



### Nearest Schools

Primary Schools: Balfour Junior School 0.3 miles, St Bernadette's Catholic Primary 0.5 miles, Downs Junior School 1.1 miles  
Secondary Schools: Dorothy Stringer High School 0.2 miles, Varndean School 0.5 miles



### Transport Information

Train Stations: Preston Park 0.4 miles, London Road 0.7 miles, Brighton 1.5 miles



### Address

Loder Road, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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