



63, Loder Road, Preston Park, Brighton BN1 6PL

Spencer
& Leigh

63, Loder Road,
Preston Park, Brighton BN1 6PL

Guide Price £575,000 - Freehold

- Beautifully presented family home
- Three double bedrooms
- Lounge through dining room
- Modern fitted kitchen/breakfast room
- White fitted bathroom suite
- Front & rear gardens
- Feature fireplaces
- Neutrally decorated
- Southerly aspect
- Popular location for Balfour & Stringer catchment

GUIDE PRICE £575,000 - £599,950

Location, location, location. This beautiful family home is situated in walking distance to popular Balfour Primary & Stringer Secondary school. If you're looking for a property with character and potential to extend then this is the property for you. When you walk into the entrance hall, you'll find a through lounge/diner with stripped wooden floorboards, feature fireplace, sash bay window over looking the rear and patio french doors giving access on to the rear garden. The kitchen/breakfast room is an impressive 17'8 in length with a sitting area for a dining table and chairs with modern fitted units and marble worktops, patio doors also give access to the rear garden as well. Upstairs all the bedrooms are doubles and two of them have feature fireplaces. The bathroom has a fitted white three piece suite. On the first floor landing you have access to the loft space where there is potential to convert subject to planning permission. The rear garden is a real treat with a large patio sitting area for those Summer BBQ's and a laid to lawn area at the top. Our vendor has found her next home to move to, so is motivated to sell.



This particular property boasts an enviable location being only a stones throw away from Preston Park's sought after schools which cater for all ages. If this wasn't enough, Preston Park mainline railway station is about a mile away. An array of local shops, bars and restaurants are also within walking distance at nearby Fiveways.



Entrance hallway

Lounge
13'4 x 12'2

Dining room
11'11 x 9'8

Kitchen/Breakfast room
17'8 x 10'1

Stairs rising to first floor

First floor landing

Bedroom
15'11 x 13'4

Bedroom
12'2 x 10'1

Bedroom
11'11 x 9'10

Bathroom
7'8 x 6'7

OUTSIDE

Front garden

Rear garden

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



Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton, BN1 8YA

Head north-west on Old London Road towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

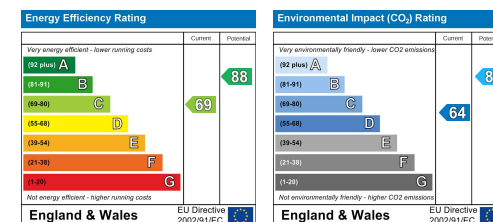
Continue to follow A23

Go through 1 roundabout

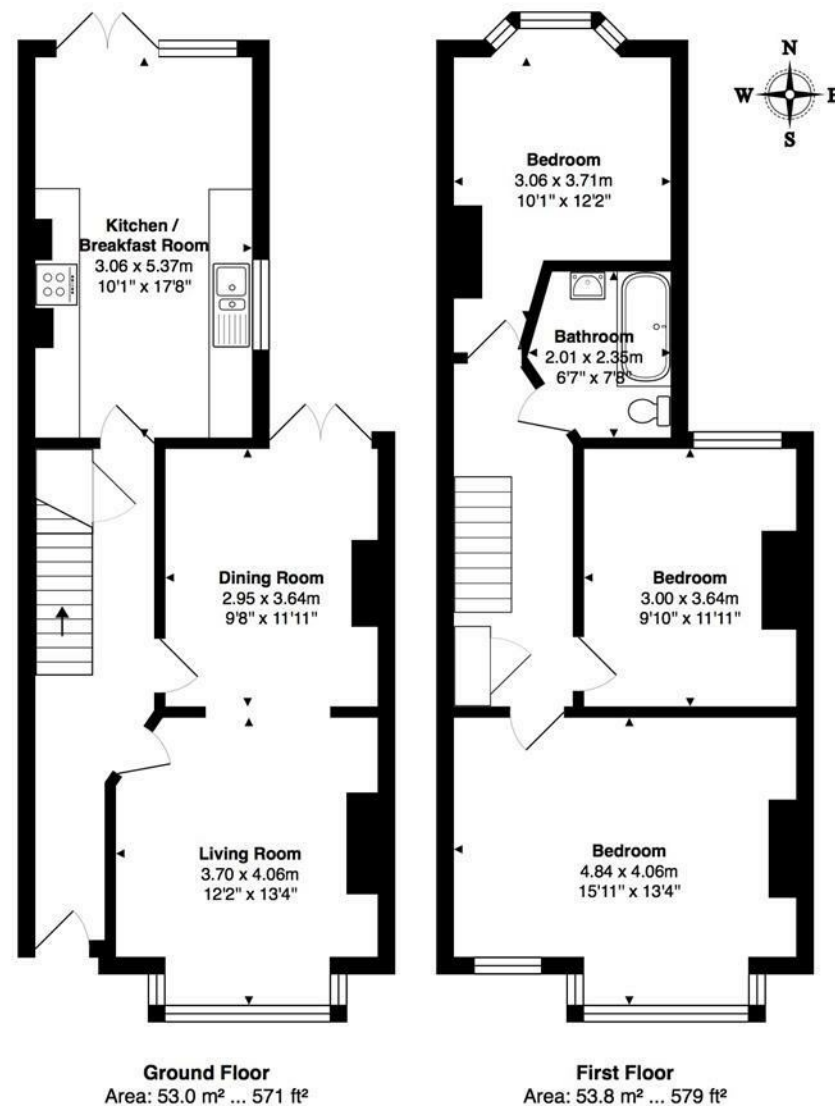
Turn left onto Varndean Road

Turn right onto Surrenden Road

Turn left onto Loder Road



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Total Area: 106.8 m² ... 1150 ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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