



85, Loder Road, Brighton, BN1 6PL

**Spencer
& Leigh**

85, Loder Road,
Brighton, BN1 6PL

£1,295 PCM -

- Well presented first floor flat
- One double bedroom
- Good size lounge with bay window
- Larger than usual kitchen
- White bathroom suite with shower over bath
- Private rear garden
- Gas fired central heating
- Double glazed windows
- Available mid June, unfurnished
- Popular location near Preston Park

This well presented one bedroom flat is located on the first floor of this converted building and has the added benefit of a pleasant outlook. The spacious accommodation is split level and features a bright and airy lounge/dining room with bay window having a Southerly aspect, a larger than usual fitted kitchen, a double bedroom and a white bathroom suite with shower over bath. Doors lead from the kitchen out on to a raised rear deck and down to a mature garden. The property also benefits from double glazed windows and gas fired central heating. Available from mid June on an unfurnished basis. Exclusive to Spencer & Leigh, early viewing is highly recommended. COUNCIL TAX - BAND B



Preston Park mainline railway station is approximately a mile away with an array of local shops, bars and restaurants within walking distance at nearby Fiveways. Green open spaces are not far with Preston Park less than half a mile away.



Communal entrance hallway

Private entrance hallway

Stairs leading to first floor

Living room

15'1" x 13'5"

Kitchen

14'5" x 9'10"

Bedroom

12'1" x 9'6"

Bathroom

7'6" x 6'6"

Steps from kitchen leading to rear garden

Garden

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: On street permit parking - Zone F

Broadband: Standard 10 Mbps, Superfast 48 Mbps, Ultrafast

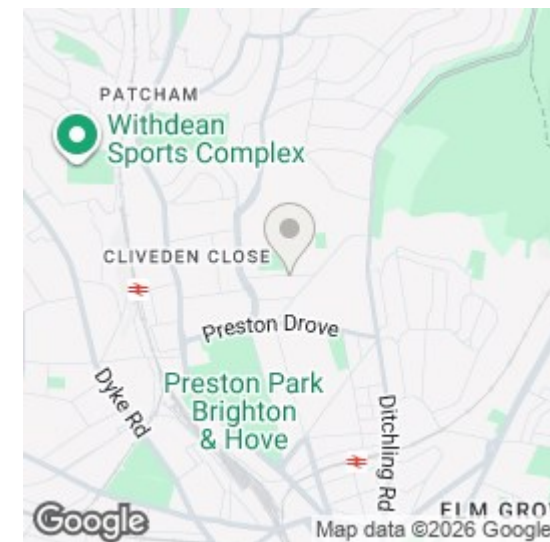
1000 Mbps

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



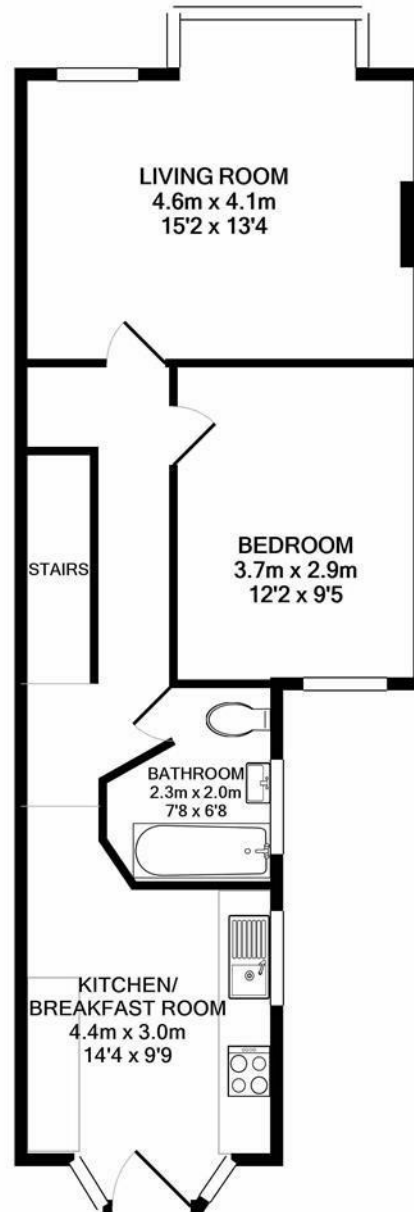
Council:- Brighton & Hove

Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 51.3 SQ.M. (552 SQ.FT.)
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