austin gray

95 Loder Road

Brighton, BN1 6PL

£800,000

A 5 BEDROOM, 2 BATHROOM, family home with a modern KITCHEN / DINING ROOM with INTEGRATED APPLIANCES and QUARTZ surfaces, measuring 146 sq.mtrs. / 1581 sq.ft., close to the popular Surrenden Schools Campus.

Entering the house to one side is a dual aspect lounge/dining room that has a fitted log burner. Sitting at the rear of the home is a beautifully fitted kitchen/dining/family room with bifold doors that lead out into the rear garden whilst there is pair of windows to one side. A wealth of quartz surfaces provide storage both above and below whilst integrated appliances include its washing machine, oven and induction hob, dishwasher and fridge / freezer.

Stairs rise with a cloakroom beneath, to the half landing where a double bedroom and shower room/w.c. are to be found. On the first floor are two bedrooms. Further stairs rise to a half landing where another bedroom is to be found in addition to a dual aspect bedroom with an en-suite bathroom/W.C.

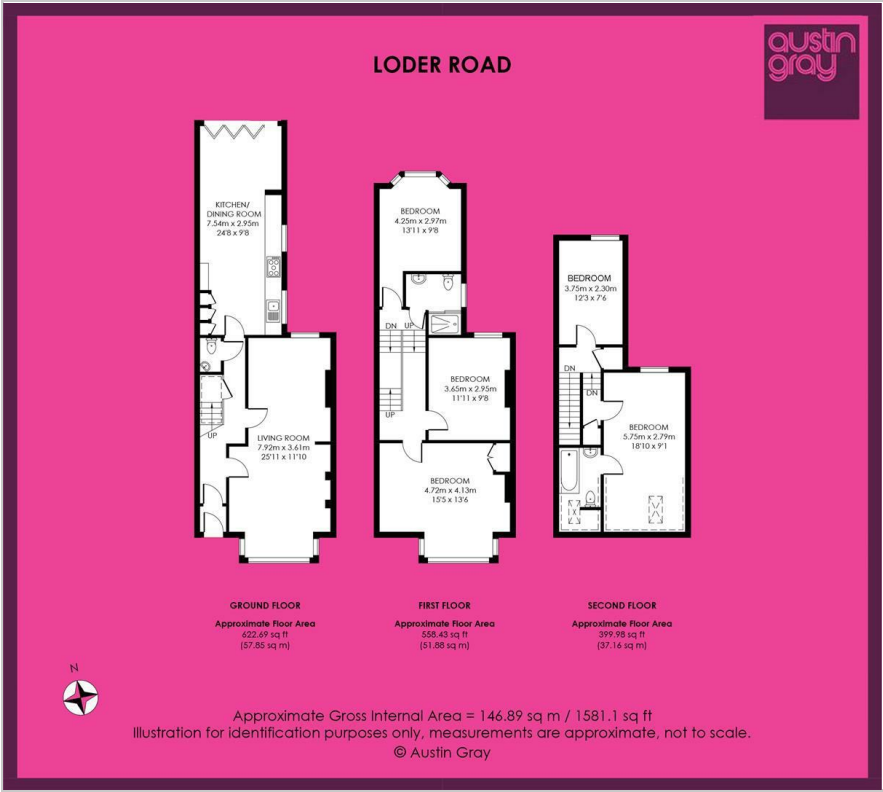To the rear is a pretty lawned garden that includes is summerhouse.

Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

- 5 Bedroom Family Home
- Two Bathrooms / W.C.
- Cloakroom
- Beautiful Modern Kitchen
- Quartz Surfaces and Integrated Appliances
- Through Lounge / Dining Room with Fitted Log Burner
- Pretty Lawned Rear Garden.
- Summerhouse
- EPC C
- Council Tax Band C

5   2   2   C

Floor Plan

LODER ROAD

GROUND FLOOR
Approximate Floor Area
622.69 sq ft
(57.85 sq m)

KITCHEN/
DINING ROOM
7.54m x 2.95m
24'8 x 9'8

LIVING ROOM
7.92m x 3.61m
25'11 x 11'10

FIRST FLOOR
Approximate Floor Area
558.43 sq ft
(51.88 sq m)

BEDROOM
4.25m x 2.97m
13'11 x 9'8

BEDROOM
3.65m x 2.95m
11'11 x 9'8

BEDROOM
4.72m x 4.13m
15'5 x 13'6

SECOND FLOOR
Approximate Floor Area
399.98 sq ft
(37.16 sq m)

BEDROOM
3.75m x 2.30m
12'3 x 7'6

BEDROOM
5.75m x 2.79m
18'10 x 9'1

Approximate Gross Internal Area = 146.89 sq m / 1581.1 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
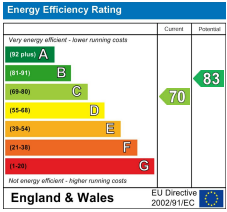© Austin Gray

Area Map

Energy Efficiency Graph

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