



**JAMES & JAMES**  
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38 Loxwood Avenue

, Worthing, BN14 7RA

Guide price £600,000

Freehold Council Tax Band D





James & James Estate Agents are delighted to bring to the market this exceptional three bedroom period semi-detached house in one of Worthing's most sought after roads.

In brief the accommodation comprises spacious entrance hall with ground floor cloakroom, feature bay fronted lounge with focal fireplace, dining room with double doors opening onto the modern refitted L shaped kitchen/breakfast room with vaulted ceiling and being double aspect with bifold doors onto the feature rear garden.

The first floor landing makes way for three good size bedrooms with bedrooms one and two having fitted wardrobes and the master bedroom being bay fronted. There is a luxury family bathroom with W.C. and an additional W.C.

Externally the front garden is arranged to provide off road parking for up to three vehicles. There is storage space to the side of the property, and a feature landscaped rear garden with insulated and powered summer house/garden office, timber shed, and pergola.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Loxwood Avenue, local shops can be found nearby and regular buses serve the area from Poulter's Lane. The nearest mainline railway station is West Worthing giving great links to most major towns and cities.







Double glazed front door with casement windows

Spacious entrance hall  
15'3 x 6'8 (4.65m x 2.03m)

Ground floor W.C.

Bay fronted lounge  
14'6 x 14'8 (4.42m x 4.47m)

Dining room  
13'7 x 13'11 (4.14m x 4.24m)

Luxury fitted L shaped  
kitchen/breakfast room  
19'10 narrowing to 10'9 x 9'4  
opening to 21'2 (6.05m narrowing  
to 3.28m x 2.84m opening to  
6.45m)

Stairs to first floor landing

Bedroom one with fitted  
wardrobes  
14'3 x 11'3 (4.34m x 3.43m)

Bedroom two with fitted  
wardrobes  
13'1 x 11'1 (3.99m x 3.38m)

Bedroom three  
9'7 x 7'9 (2.92m x 2.36m)

Luxury fitted family bathroom  
7'11 x 7'1 (2.41m x 2.16m)

Off road parking for 3 vehicles

Feature landscaped rear garden



## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

