



105 Loxwood Avenue, Worthing, BN14 7RG  
Guide Price £450,000

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A two double bedroom and two reception room detached bungalow situated within a sought after road forming part of the Thomas A Becket catchment area. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, conservatory, two bedrooms, bathroom, separate w.c, loft, private driveway, garage, front and rear gardens.

- Detached Bungalow
- Two Double Bedrooms
- Sought After Catchment
- Double Glazed Conservatory
- Driveway & Garage
- West Aspect Rear Garden
- Cosmetic Updating Required
- No Onward Chain









#### Covered Porch

Paved flooring. Outside wall light. Obscure glass double glazed door to enclosed porch.

#### Enclosed Porch

Fitted storage cupboard. Parquet flooring. Coved and textured ceiling. Door to reception hall.

#### Reception Hall

Built-in airing cupboard housing with water tank and slatted shelving. Built-in storage cupboard with electric meters. Radiator. Parquet flooring. Coved and textured ceiling with access to loft space.

#### Lounge

5.36m x 3.61m (17'7 x 11'10)

Dual aspect via East and two South facing leaded light double glazed windows. Fireplace with raised hearth, brick surround and mantle over. Two radiators. Two wall light points. Dimmer switches. Coved and textured ceiling. Sliding doors to dining room.

#### Dining Room

3.45m x 2.44m (11'4 x 8'0)

West aspect via double glazed windows. Radiator. Coved and textured ceiling.

#### Conservatory

3.28m x 2.84m (10'9 x 9'4)

Triple aspect via South, West and North facing double glazed windows. Pitched polycarbonate roof. Brick base. Radiator. French double glazed doors to rear garden.

#### Kitchen

4.52m x 2.72m (14'10 x 8'11)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage

cupboards below. Areas of rolltop work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker, washing machine and further appliances. Part tiled walls. Radiator. Wall mounted central heating boiler and programmer. Tile effect vinyl flooring. Coved and textured ceiling. Two North aspect double glazed windows. Double glazed door to rear garden.

#### Bedroom One

4.24m x 3.63m (13'11 x 11'11)

East aspect via a leaded light double glazed bay window. Two fitted bedroom double wardrobes. Radiator. Coved and textured ceiling.

#### Bedroom Two

4.24m x 3.51m (13'11 x 11'6)

East aspect via a leaded light double glazed bay window. Fitted double wardrobe. Radiator. Coved and textured ceiling.

#### Bathroom

2.79m x 1.78m (9'2 x 5'10)

Step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin. Radiator. Wall mounted electric heater. Wood effect vinyl flooring. Coved and textured ceiling. Obscure glass double glazed window.

#### Separate W.C

1.68m x 0.81m (5'6 x 2'8)

Pushbutton WC. Wood effect vinyl flooring. Radiator. Extractor fan. Coved and textured ceiling. Obscure glass double glazed window.

#### OUTSIDE

#### Front Garden

Laid to lawn with flower and shrub beds. Gated path to the homes storm porch and front door.

#### Rear Garden

Paved to the rear of the home and providing space for patio table and chairs. The majority of garden is then laid to lawn with flower and shrub borders. Wooden storage shed. Greenhouse. Pathway leading to an additional timber storage shed. Brick built storage shed accessed via wooden double doors.

#### Private Driveway

Paved and providing offstreet parking for several vehicles. Outside water tap. Gate to rear garden. Access to garage.

#### Garage

Brick built and access via an up and over door. Pitched roof. Window. Double glazed door to rear garden.

#### Council Tax

Council Tax Band E



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk