

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









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 affect 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

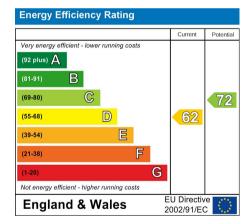
Council Tax Band E





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