

OFFERS IN EXCESS OF

£625,000

Loxwood Avenue

Worthing, BN14 7RA

PROPERTY SUMMARY

Nestled on the charming Loxwood Avenue in Worthing, this delightful semi-detached house offers a perfect blend of character and modern living making it an ideal family home.

With five spacious bedrooms, there is ample room for family and guests alike. The two reception rooms provide versatile living areas, perfect for entertaining or simply relaxing after a long day.

The property is situated within the highly sought-after Thomas A Becket catchment area, making it an excellent choice for families with school-aged children. The front driveway offers off road parking, a valuable feature in this desirable location. Additionally, a garage provides extra storage or potential for a workshop.

Full of character, this home retains many charming features while offering the space and functionality required for modern living. Whether you are looking to settle down in a vibrant community or seeking a property with room to grow, this house on Loxwood Avenue is a wonderful opportunity not to be missed.

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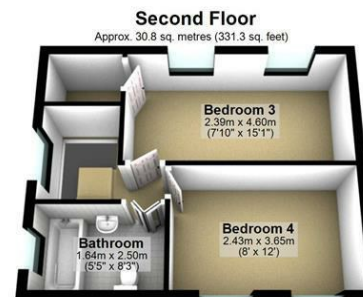
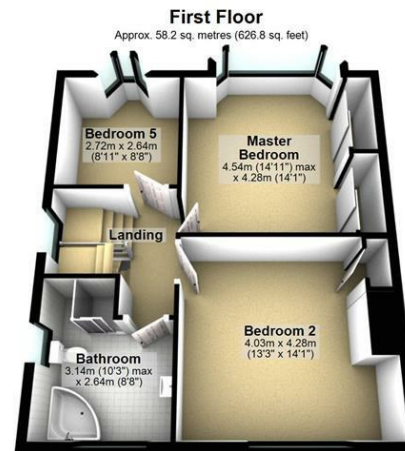
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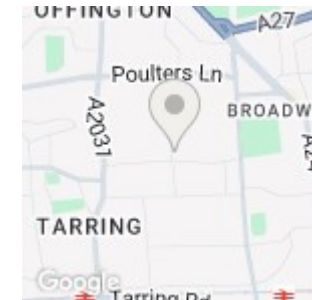
Total area: approx. 175.7 sq. metres (1890.9 sq. feet)

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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