



**JAMES & JAMES**  
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52 Loxwood Avenue

Broadwater, Worthing, BN14 7RA

Offers over £625,000

Freehold Council Tax Band D



A most impressive and beautifully presented character filled four bedroom, two bathroom, family home in the ever popular Thomas A'Beckett school catchment area.

In brief, the accommodation comprises decorative covered storm porch, a solid front door with beautiful stained glass insert and window adjacent to entrance hall with under stairs storage cupboard, ground floor w/c, door into dining room with fire recess and pleasing outlook over the rear garden, and sliding double doors opening onto the bay fronted lounge with inset spot lighting and fireplace recess.

There is a beautifully fitted and well arranged kitchen/breakfast room with a comprehensive range of base and wall-level units and space for appliances.

To the first floor, there are three good sized bedrooms and a luxury fitted family bath and shower room, and to the second floor is the master bedroom with an en suite shower room.

Externally, the front garden is enclosed by a double gate, with further double gates, giving side access to the detached garage with up & over door, power & light.

The rear garden is a particular feature of the property, being laid predominantly to lawn, with a profusion of tree and shrub lined borders, an ornate fish pond and a raised decked area.

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 stunning family home.

Situated in Loxood Avenue, the property is ideally located to the Thomas A'Beckett shops and Broadwater Green. Local buses serve the area and Worthing town centre with it's more comprehensive range of bars, restaurants, and cafes, is approximately three mile distance.

Covered storm porch

Solid wood front door into entrance hall  
16'0 x 6'7 (4.88m x 2.01m)





Ground floor w/c

Feature bay fronted lounge with focal fireplace  
14'11 x 14'0 (4.55m x 4.27m)

Dining room  
14'8 x 12'2 (4.47m x 3.71m)

Modern fitted kitchen/breakfast room  
18'11 x 10'2 (5.77m x 3.10m)

Stairs to first floor landing with access to loft

Bedroom two  
14'10 x 12'5 (4.52m x 3.78m)

Bedroom three  
14'8 x 12'3 (4.47m x 3.73m)

Bedroom four  
9'7 x 9'7 (2.92m x 2.92m)

Fitted family bath & shower room  
10'8 x 9'1 (3.25m x 2.77m)

Stairs to second floor

Bedroom one  
17'2 x 9'3 (5.23m x 2.82m)

En-suite  
7'3 x 6'5 (2.21m x 1.96m)

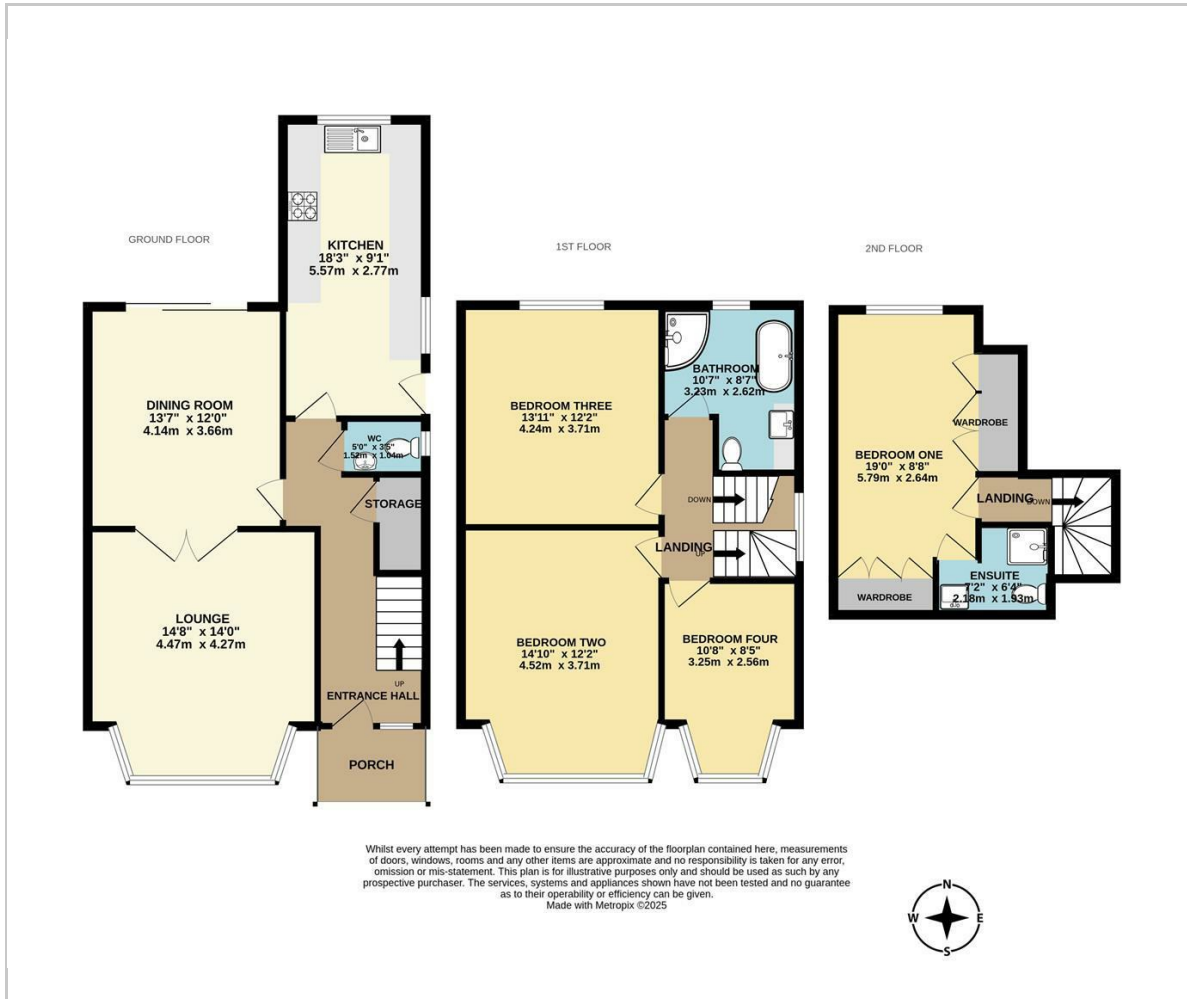
Gated driveway

Front garden

Garage with pitched roof

Feature rear garden

## Floor Plan



## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

