



**Loxley Gardens, Bulkington Avenue, BN14 7JB**

Guide Price **£290,000**





**Property Type:** Ground Floor Flat

**Bedrooms:** 2

**Bathrooms:** 1

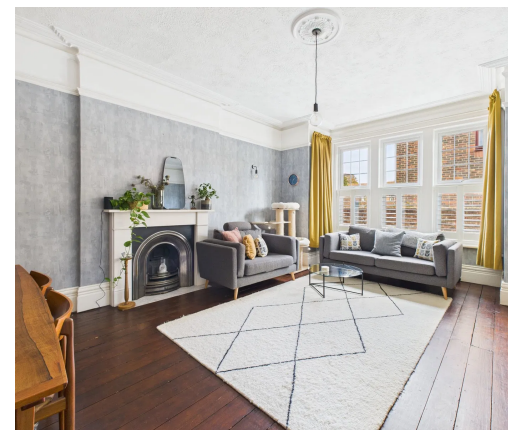
**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** B

- Ground Floor Apartment
- Two Double Bedrooms
- Bay Fronted Living/Dining Room
- Contemporary Bathroom Suite
- Modern Fitted Kitchen
- Exceptionally Presented Throughout
- A Wealth Of Characterful Features Throughout
- An Abundance Of Storage
- Allocated Parking Space
- Close To Local Shops, Amenities & Mainline Train Station

We are delighted to offer for sale this extremely spacious and characterful ground floor apartment, forming part of this stunning period conversion and located in the highly sought after Thomas A Becket catchment area. The apartment boasts it's own private entrance, two double bedrooms, south facing living/dining room, modern fitted kitchen, contemporary bathroom suite, an abundance of storage and an allocated parking space to the front.







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**Internal** The apartment's private front door opens into an impressive and welcoming entrance hall, offering access to all rooms, several storage cupboards, and ample space for hanging coats and storing shoes. Positioned at the rear of the property and measuring a generous 20'5" x 13'11", is the bay-fronted living/dining room. This spacious area easily accommodates both living and dining furniture, and with thoughtful arrangement can give the feel of two distinct zones for different uses. Adjoining the living area is the kitchen, fitted with a range of modern wall and base units topped with marble-effect worktops for a clean, stylish finish. It includes an integrated electric oven and hob, a dishwasher, and space for a washing machine and fridge-freezer. The main bedroom is located at the front of the apartment and measures an impressive 13'10" x 10'9". It provides ample room for a large double bed and additional freestanding furniture, and features a south-facing square bay window offering beautiful views over the mature communal gardens. The second bedroom includes built-in storage and is also capable of accommodating a large double bed. Opposite sits the traditional yet contemporary bathroom, fitted with an attractive three-piece suite comprising a bath with overhead shower, toilet, and a shaker-style washbasin. The apartment boasts stunning characterful features such as: cornicing, exposed floorboards, marble surround fireplace, cast iron radiators and grand ceiling heights.

**External** There are well maintained communal grounds surrounding the development, with an allocated off road parking space situated at the front and multiple visitor spaces to the rear.

**Situated** Nestled in a peaceful residential neighborhood within the Thomas A'Becket catchment area, this location is conveniently within walking distance to local shops on Rectory Road, South Street Tarring, and Tarring Broadway. Worthing town centre, boasting a wide range of shopping options, dining establishments, pubs, cinemas, theaters, and leisure facilities, is located less than a mile away. The closest train station is the mainline Worthing station, situated just under 0.4 miles from here. Additionally, bus services are available nearby.

**Tenure** Leasehold

**Lease Length** 106 Years Remaining

**Maintenance** £1,400 Per Annum

**Council Tax Band** B







Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.