



43 Loxwood Avenue, Worthing, BN14 7RF

Guide price £850,000 - £875,000



43 Loxwood Avenue

Worthing, BN14 7RF

- Detached Family Home
- Enclosed Swimming Pool
- Three/Four Receptions
- Private In & Out Driveway
- Five/Six Bedrooms
- West Facing Rear Garden
- Three Bath/Shower Rooms
- Popular Broadwater Location

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A rare opportunity to acquire an exceptionally versatile, spacious, and beautifully presented detached family home, situated in one of Broadwater's most sought after locations, Loxwood Avenue.

Offering generous and flexible accommodation throughout, together with an immaculately presented indoor swimming pool and a vast west facing rear garden, this outstanding property provides everything needed for modern family living.

The welcoming entrance hall leads through to a beautifully presented open-plan kitchen and dining area, which seamlessly connects to the principal reception spaces. The impressive open plan lounge and dining room creates an ideal setting for both everyday living and entertaining. The remainder of the ground floor offers two further generously proportioned rooms, providing excellent flexibility to be used as additional reception rooms, bedrooms, a home office, or a playroom. A utility room and a contemporary ground floor shower room complete the accommodation on this level.

The first floor comprises four fantastic sized double bedrooms, including an impressive principal suite featuring a walk in dressing area leading through to a stylish en-suite shower room. A well appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private in-and-out driveway to the front, providing ample off road parking for several vehicles.

To the rear, the vast west-facing garden is predominantly laid to lawn and is beautifully complemented by mature trees, well stocked flower beds, and established shrub borders, creating a private and tranquil setting. The immaculately presented indoor swimming pool provides a superb leisure space that can be enjoyed throughout the year. Further benefits include solar panels, double glazing throughout, and the exceptional versatility and space that make this a truly outstanding family home.



Entrance porch

Entrance hall

Kitchen/breakfast room 22'2 x 17'1 (6.76m x 5.21m)

Reception room 14'5 x 12'1 (4.39m x 3.68m)

Dining room 13'5 x 13'0 (4.09m x 3.96m)

Reception room 13'0 x 12'1 (3.96m x 3.68m)

Ground floor bedroom 13'5 x 12'1 (4.09m x 3.68m)

Laundry room 9'6 x 7'6 (2.90m x 2.29m)

Shower room 6'11 x 2'6 (2.11m x 0.76m)

Stairs to first floor landing

Bedroom 14'2 x 14'1 (4.32m x 4.29m)

Dressing room

En-suite shower room

Bedroom 14'1 x 13'0 (4.29m x 3.96m)

Bedroom 12'1 x 10'11 (3.68m x 3.33m)

Bedroom 12'5 x 11'0 (3.78m x 3.35m)

Linen cupboard

Bathroom 7'6 x 7'2 (2.29m x 2.18m)

Indoor swimming pool room 30'4 x 18'0 (9.25m x 5.49m)





Floor Plans

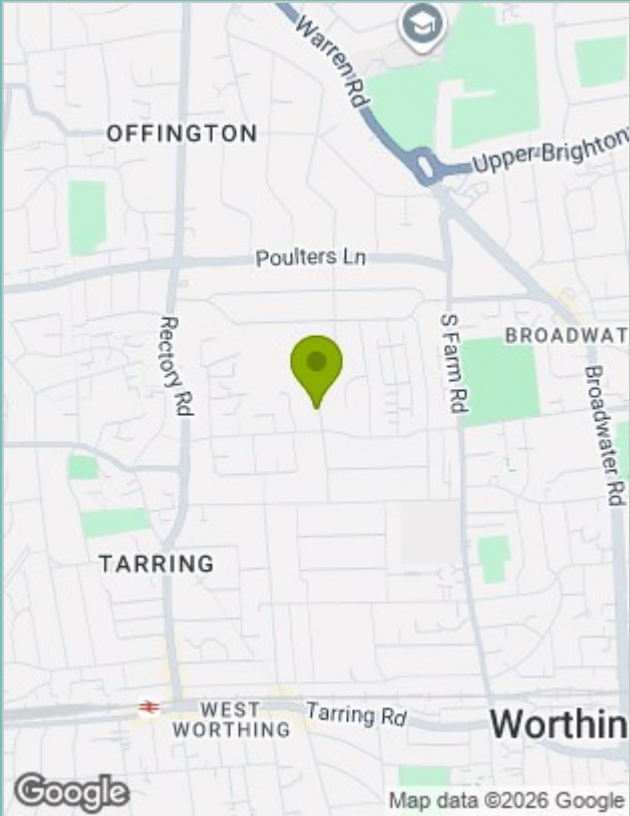


Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

