



11 Loxley gardens, Worthing, BN14 7JB
Asking Price £250,000

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Delightful purpose built refurbished two bedroom first floor apartment with allocated car parking space being sold CHAIN FREE. Briefly the accommodation comprises: Entrance hall, 23ft lounge/diner, refitted modern kitchen, two double bedrooms and modern bathroom/wc. The property also benefits from gas fired central heating, double glazed windows and security entryphone. Situated in this popular residential area being close to Thomas-A-Becket, Broadwater and Town Centre.

- Refurbished Apartment
- Two Double Bedrooms
- Sought After Catchment Area
- Allocated Car parking
- Long Lease
- Gas Fired Central Heating
- Chain Free





Security entryphone. Double glazed door to communal entrance hall with stairs leading to first floor landing. Private front door leading into:

Entrance hall

Security entryphone. Double glazed window. Access to loft space.

Lounge/diner

7.16m x 3.66m (23'6 x 12')

Double aspect with double glazed windows. Radiator.

Modern fitted kitchen

2.74m x 2.49m (9' x 8'2)

Part tiled. modern fitted kitchen comprising of work surfaces with inset single drainer stainless steel sink unit with mixer taps. range of base units comprising cupboards and drawers.

matching eye level wall units with concealed lighting under. Fitted electric hob with chimney style extractor cooker hood above. Space and plumbing for washing machine. Wall mounted 'Worcester' gas fired boiler. Double glazed window.

Bedroom 1

3.96mmax x 3.35m (13'max x 11')

Fitted wardrobe. Radiator. Double glazed window.

Bedroom 2

3.35mx 2.44m (11'x 8')

Radiator. Double glazed window.

Bathroom/wc

Part tiled. Modern white suite comprising of panelled bath with mixer tap and independent chrome shower. Glazed folding screen.

Pedestal wash hand basin with shaver point above. Close coupled wc. Extractor fan.

Outside

Allocated car parking space

Residents parking with visitors space situated to the rear of the property.

Communal gardens

Mature gardens to the front of the development.

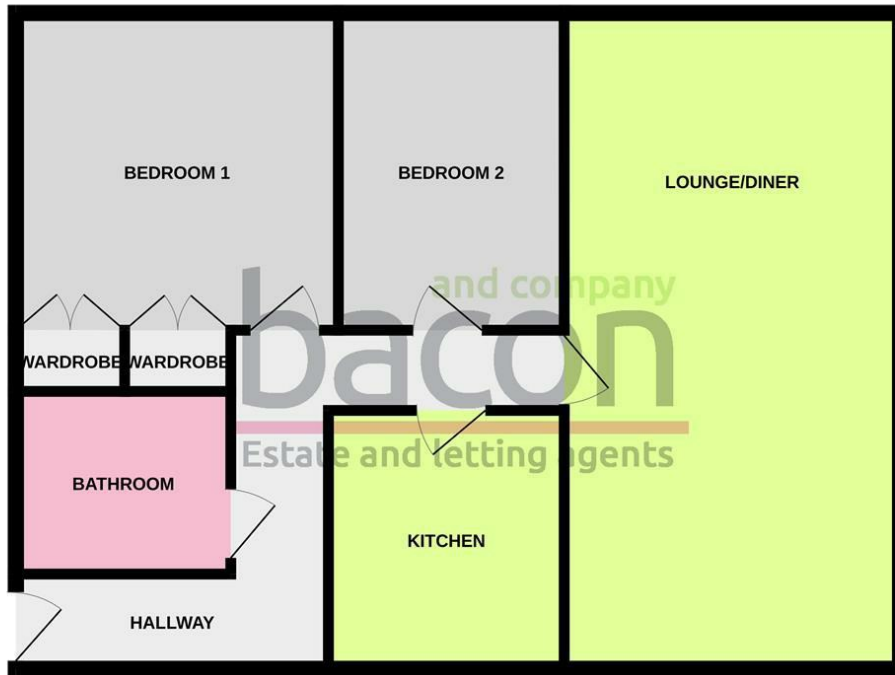
Required Information

Leasehold with Share of Freehold
New 125 year lease on completion

Council tax band: B

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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