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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



52 Loxwood Avenue

Broadwater, Worthing, BN14 7RA

Guide price £650,000

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.

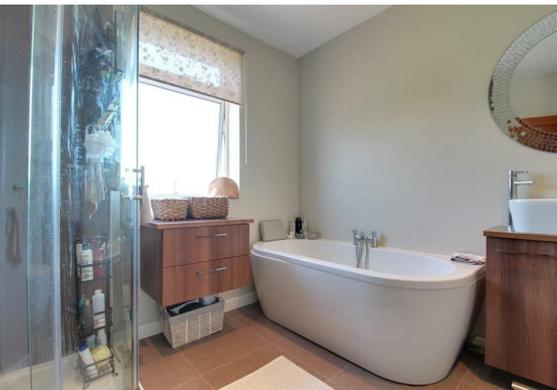
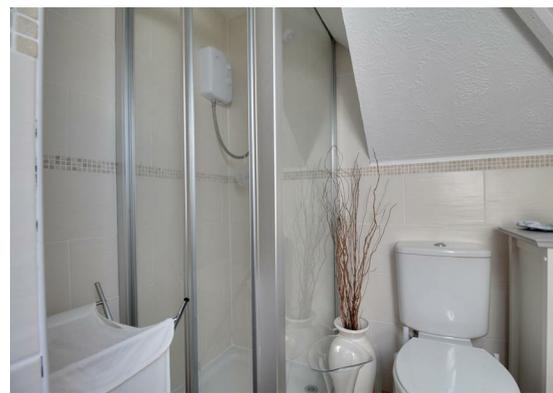
Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this stunning family home.

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



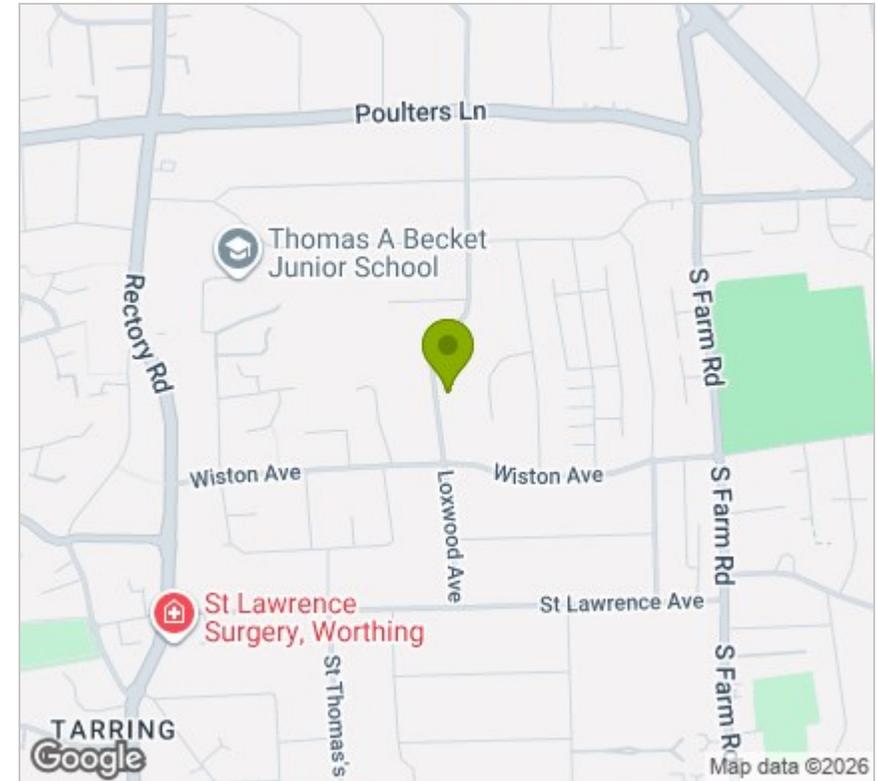
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

