



Loxwood Avenue, Worthing BN14 7QZ

Offers Over **£650,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Semi-Detached Family House
- Four Bedrooms
- Two Large Reception Rooms
- Newly Installed Shaker Style Kitchen
- Ground Floor W/C
- Substantial West Facing Rear Garden
- Off Road Parking & Tandem Length Garage
- Highly Desirable Residential Location
- Close To Shops, Amenities and Good Schools
- Viewings Considered Essential

Jacobs Steel are delighted to offer for sale this deceptively spacious and beautifully presented semi-detached family home, occupying a substantial west-facing plot on a highly sought-after residential road in Tarring. Ideally located close to local shops, amenities and well-regarded schools, the property provides generous and versatile accommodation perfectly suited to modern family living. The home features four well-proportioned bedrooms, two reception rooms, and an impressive kitchen/breakfast room, designed as a sociable hub with ample workspace, integrated appliances and space for dining. Externally, a generous west-facing rear garden offers a private outdoor space, filled with a wide range of





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Internal An attractive wooden front door, framed by original stained glass windows and set beneath an entrance porch, opens into a spacious and welcoming entrance hallway. Flooded with natural light, the hallway retains a sense of character and provides access to all ground floor rooms, a convenient ground floor W/C, and the first floor via the original period staircase. A large under-stairs cupboard offers additional storage. To the front of the property is a generously proportioned reception room measuring 15'2" x 14'4", featuring a large east-facing bay window that fills the room with morning light. Currently used as a cosy family snug, this space offers flexibility for a variety of uses. The kitchen/breakfast room is a standout feature of the home, fitted with a newly installed modern shaker style with a contemporary green finish, complemented by marble-effect worktops and a range of integrated appliances including an eye-level double oven, dishwasher and fridge/freezer. There is also ample space for dining, making it a practical and sociable hub of the home. Positioned to the rear, the main living room is another spacious and inviting area, benefitting from dual aspects to the south and west. This room enjoys delightful views over the garden and direct access outside, making it ideal for both relaxing and entertaining. To the first floor, there are four well-proportioned bedrooms, three of which feature fitted wardrobes and can comfortably accommodate double beds. The principal bedroom is particularly attractive, boasting a beautiful bay window. A family bathroom fitted with a white suite, including a bath with shower over and wash basin, is complemented by a separate W/C.

External The property sits on a generous plot with a well-maintained frontage enclosed by low-level brick walls, mature planting and a lawned area. A paved driveway provides off-road parking and leads to a tandem-length brick-built garage. The rear garden is a true highlight, substantial in size and enjoying a sunny west-facing aspect, it offers an ideal space for families, with areas for lounging, dining and entertaining, bordered by original brick walls and established trees and shrubs.

Location Situated in the highly desirable Thomas A Becket area of Worthing, Loxwood Avenue is a particularly sought-after location. Local shops can be found nearby at Rectory Road and Broadwater's main high street, while the



Loxwood Avenue



Approximate Gross Internal Area = 162.58 sq m / 1749.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.