

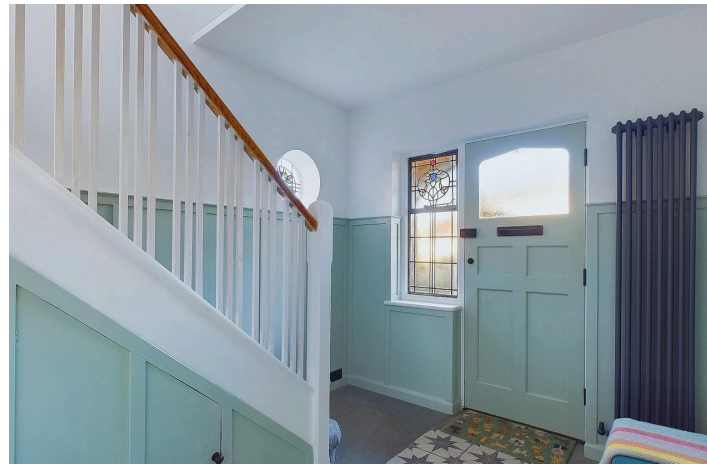


Loxwood Avenue | Thomas A'Becket | Worthing | BN14 7RF  
Offers Over £600,000





A well proportioned, and extended, 1930s semi detached house with the ideal layout for family living. Offering three double bedrooms, two bathrooms, utility room, ground floor w.c, open plan kitchen/diner and family room, separate living room, garage and West facing rear garden.





## Key Features

- Semi Detached House
- Extended Ground Floor
- Open plan Kitchen/Diner and Family room
- Separate Living Room
- Ground Floor W.C and Utility Room
- Three Double Bedrooms
- Two First Floor Bathrooms
- West Facing Rear Garden
- Re Built Garage
- Sought After Location



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

This charming property greets you with a spacious entrance hall featuring freshly painted panelling, setting the tone for the rest of the home. From here, you'll find access to the staircase leading upstairs, as well as a convenient ground floor WC and access to the new boiler. At the front of the house, the bright and inviting living room boasts a focal fireplace, offering a cozy space to relax. As you move toward the rear of the property, the space opens up significantly into a stunning open-plan kitchen, dining, and family room. The kitchen is designed for modern living, and the expansive bifold doors that span across the back of the house seamlessly connect the interior to the rear garden, flooding the space with natural light and providing a perfect flow for entertaining. Just off the kitchen, a practical utility room offers additional storage and laundry space, with a door leading out to the side drive and garage for added convenience. Upstairs, the home continues to impress with three generously sized bedrooms, each able to comfortably house a double bed. The second bedroom features the added luxury of an ensuite shower room. The main bathroom is well-equipped and offers all the essential fittings to meet the needs of the household.

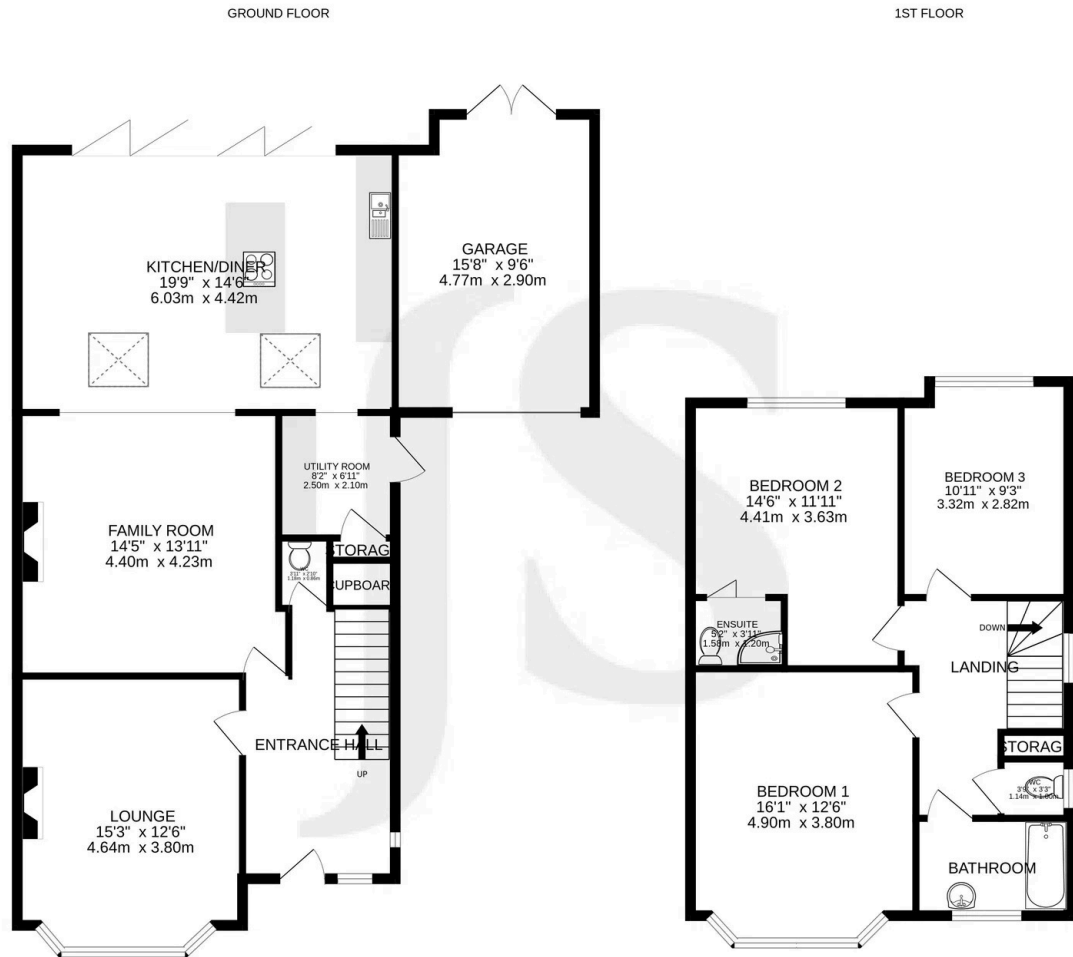
### EXTERNAL

The front garden of the property is neatly laid to lawn with a driveway leading up to the garage, offering convenient off-road parking. The garage itself has been thoughtfully rebuilt to create a wider, more functional space. It features a traditional up-and-over door at the front, allowing easy access, while double doors at the back open directly into the rear garden. The rear garden enjoys a desirable west-facing aspect, making it the perfect spot to enjoy afternoon and evening sunshine. A spacious patio area extends from the back of the home, the remainder of the garden is mainly laid to lawn, offering a generous, space ideal for children to play, gardening, or simply enjoying the peaceful surroundings.

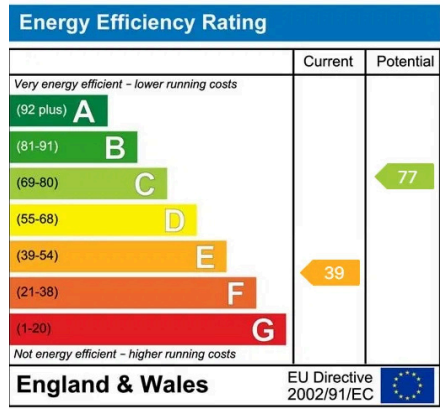
### LOCATION

Situated in a highly sought after road in the Thomas A Becket area of Worthing. Local shops are available within a short walk from the property at either Rectory Road or Broadwater's main high street. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are easily accessible by foot or by car. Buses run along nearby Wiston Avenue or Poulterers Lane.





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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## Property Details:

Floor area \*as quoted by EPC: 1205 SqFt

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.