



Loxwood Avenue, Worthing

Per Calendar Month
£1,075 Per

- Ground Floor Garden Flat
- Double Bedroom with fitted wardrobes and cupboards
- Private Rear Garden
- Favoured Location
- EPC Energy Rating D (64)
- Own private street entrance
- Lawned front garden
- Double glazing
- Available Now

Robert Luff are delighted to offer 'to let' this fantastic GROUND FLOOR GARDEN FLAT. Accommodation includes, lounge, bedroom, kitchen, bathroom and PRIVATE REAR GARDEN. Available now!



Accommodation

Entrance Hall

Radiator, Double Cupboard, Understairs Storage Cupboard, Laminate Flooring

Lounge 45'11" 13'1" x 39'4" 26'3" into bay (14 4 x 12 8 into bay)

Double Glazed Bay Window, Brand New Carpet, Radiator

Kitchen/Diner 29'6" 0'0" x 26'3" 16'5" plus door recess (9 0 x 8 5 plus door recess)

Brand New Wall and Base Units, Stainless Steel Sink Unit with Mixer Tap, Plumbing for Washing Machine, Folding Breakfast Bar, Brand New Oven/Hob and Extractor, Radiator, Door to Rear Garden, Wall Mounted Boiler, Brand New Vinyl Flooring, Double Glazed Win



Bedroom 42'8" 36'1" x 36'1" 13'1" to rear of wardrobes (13 11 x 11 4 to rear of wardrobes)

Brand New Carpet, Radiator, Range of Built in Wardrobes with High Level Cupboards, Double Glazed Window

Bathroom

Brand New White Suite of Bath with Shower Screen and Electric Shower, W.C., Wash Hand Basin, Brand New Vinyl Flooring, Extractor, Double Glazed Window, Heated Towel Rail



Rear Garden

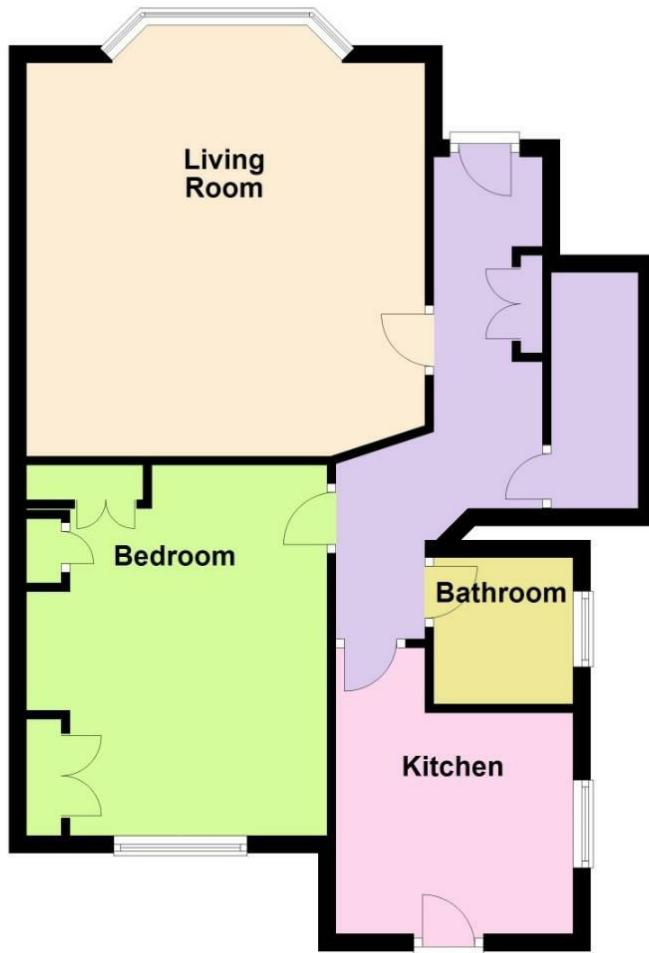
Westerly Aspect, Side Gate, Paved Area, With Borders, Garden Shed

Front Garden

Laid to Lawn with Borders



Floor Plan



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.