



11 Loxwood Avenue, Worthing, BN14 7QZ

Guide price £600,000







# 11 Loxwood Avenue

## , Worthing, BN14 7QZ

- Skilfully extended family house
- Striking open plan kitchen/dining/family room
- Sitting room
- Study
- 3 bedrooms
- Luxury family bathroom
- Utility room & downstairs cloakroom
- Garage & off road parking
- Westerly aspect rear garden
- Thomas A'Beckett school catchment area

A delightful, extended and beautifully presented semi-detached family house, situated in a highly regarded location.

The current owners have skilfully extended the house and created truly magnificent accommodation ideal for family living and entertaining. To the front of the house there is a spacious sitting room with a central fireplace flanked on either side by recessed shelving. Situated to the rear of the house is a simply stunning open plan kitchen/dining/family room. The kitchen area has a wealth of units, granite worksurfaces, built in ovens, microwave and an integrated dishwasher. Complimenting the kitchen units is a large island unit with induction hob, wine cooler, granite worksurface incorporating a breakfast bar and a range of further cupboards and drawers. Bi-fold doors from the dining area provide access to the rear garden, whilst the family area has an open fireplace. The room also benefits from rain-sensitive velux windows. The ground floor also has a study with door to the rear garden, downstairs cloakroom and a utility room with a door to the integral garage.

To the first floor the master bedroom has a range of fitted wardrobes, the second bedroom is a generous double room with built in wardrobes and the third bedroom is also a generous size. The luxury bathroom has bath and separate shower cubicle.

Outside there is a driveway providing off road parking for two vehicles and gives access to the integral garage. The garage has an electric roller door with a personal door in to the utility room.

The Westerly aspect rear garden is a particular feature of the house, with a patio flanking the elevation of the house and the remaining garden being predominantly laid to lawn with a plethora of trees and shrubs.

The house is situated in Tarring and lies within the Thomas A'Beckett school catchment area. Nearby shopping can be found in Broadwater and West Worthing mainline station is 0.8 of a mile to the south.





Storm porch

Entrance hall

Sitting room

14'9 (into bay) x 13'7 (4.50m (into bay) x 4.14m)

Kitchen/dining/family room 22'3 x 19'6 (6.78m x 5.94m)

Study 11'8 x 6'11 (3.56m x 2.11m)

Utility room 10'8 x 6'3 (3.25m x 1.91m)

Downstairs cloakroom

Bedroom 1

14'9 (into bay) x 10'5 (4.50m (into bay) x 3.18m)

Bedroom 2 12'6 x 12'6 (3.81m x 3.81m)

Bedroom 3 8'6 x 8'1 (2.59m x 2.46m)

Bathroom 7'8 x 7'5 (2.34m x 2.26m)

Integral garage 15'5 x 7 (4.70m x 2.13m)

Off road parking

Large westerly aspect rear garden

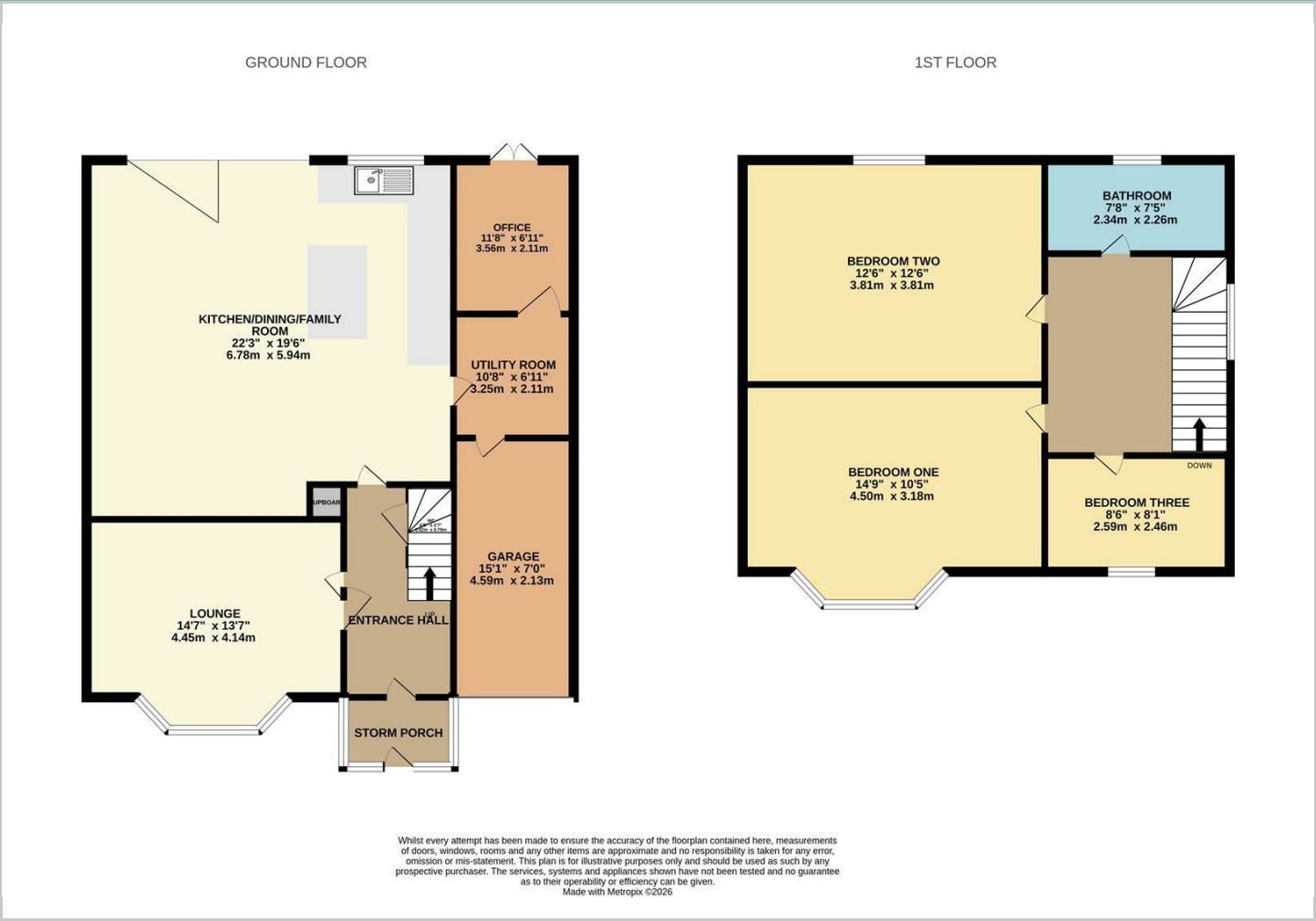








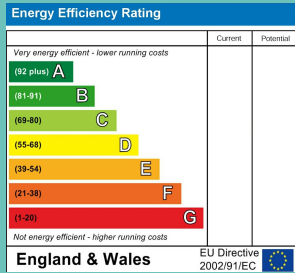
Floor Plans



Location Map



Energy Performance Graph



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