

t: 01903 958770

e: [info@jamesandjamessea.co.uk](mailto:info@jamesandjamessea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE





# 11 Loxwood Avenue

## , Worthing, BN14 7QZ

- Skilfully extended family house
- Sitting room
- 3 bedrooms
- Utility room & downstairs cloakroom
- Westerly aspect rear garden
- Striking open plan kitchen/dining/family room
- Study
- Luxury family bathroom
- Garage & off road parking
- 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)

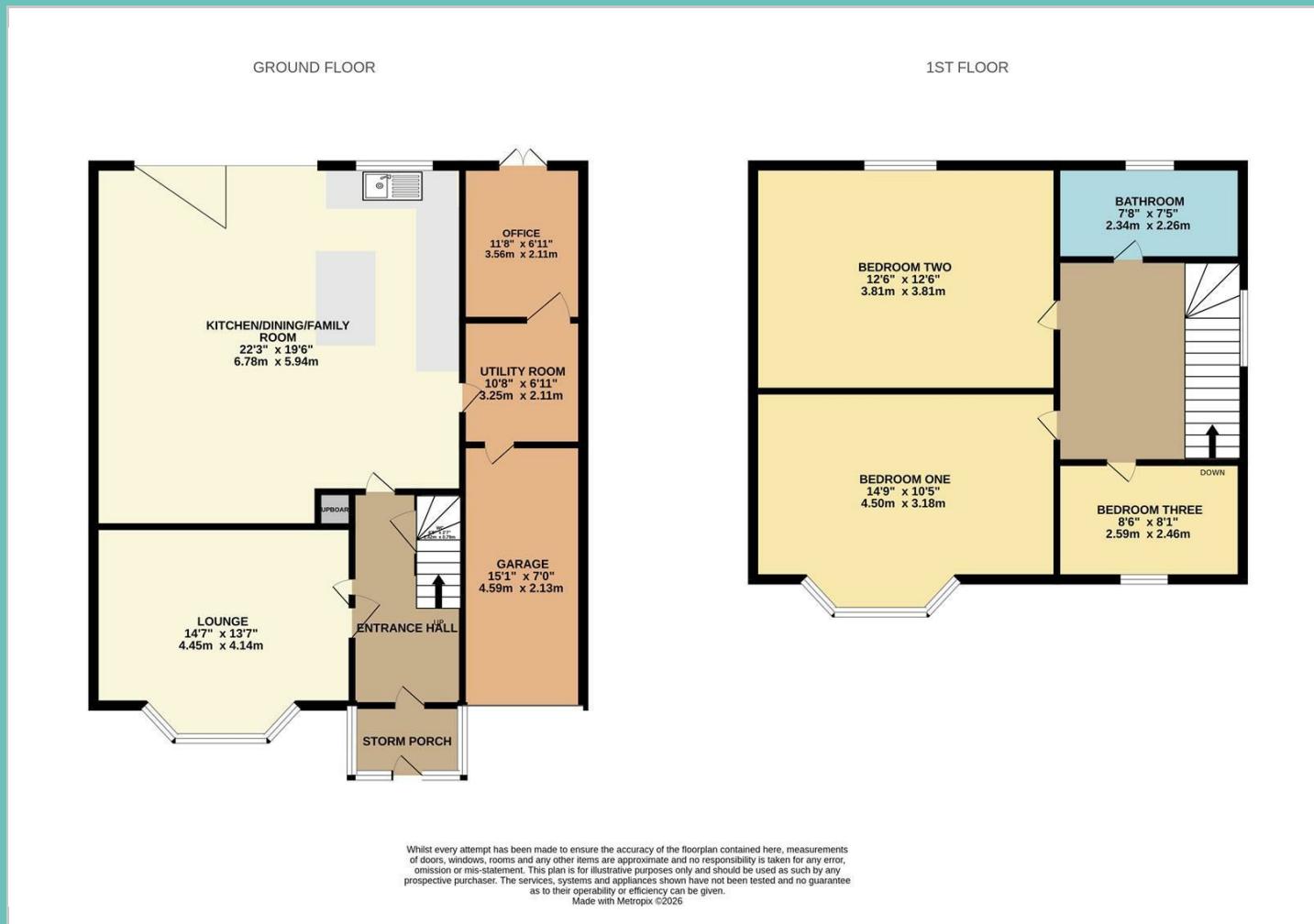
Off road parking

Large westerly aspect rear garden





## Floor Plans

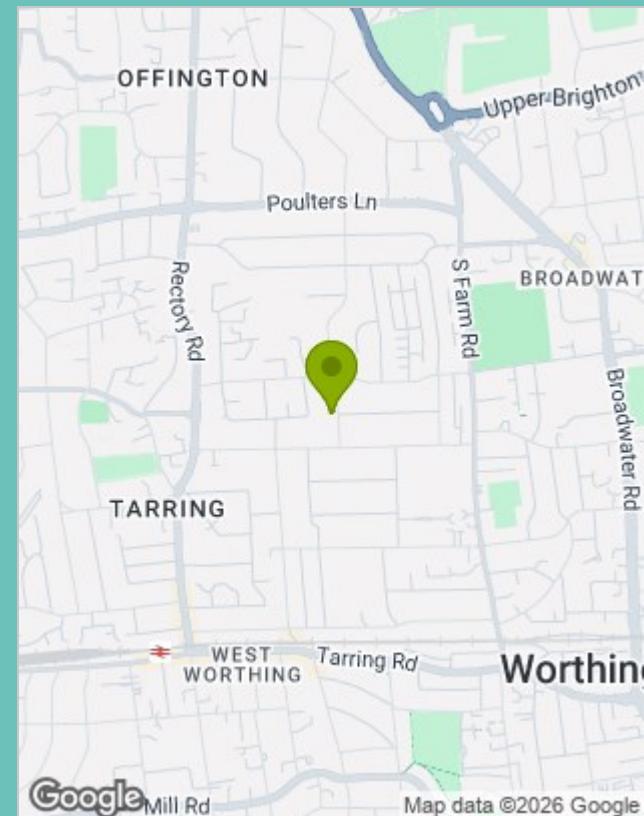


Please contact our Worthing Office on 01903 958770  
if you wish to arrange a viewing appointment for this property or require further information.

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 firms 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.

## Location Map



## Energy Performance Graph

