



71 Loxwood Avenue

, Worthing, BN14 7RF

Guide price £220,000

Freehold Council Tax Band B



We are excited to offer this rare opportunity to purchase a beautifully presented home in an enviable position in the heart of Broadwater, just a short stroll from the village shops, cafés, restaurants and local amenities.

The accommodation comprises private entrance leading into hallway, spacious bay fronted living room, good size double bedroom, stunning fitted kitchen featuring a range of modern base and eye level units, integrated appliances and ample worktop space. Completing the accommodation is a well appointed bathroom fitted with a contemporary suite and a shower over the bath.

Externally, the property enjoys the rare advantage of a private west facing garden. Thoughtfully landscaped for ease of maintenance, it features attractive sandstone paving, shingled seating area and a planted garden bed.

The property is offered for sale in excellent decorative order throughout and with no forward chain, allowing for a straightforward move.

Situated in Loxwood Avenue, the property is ideally located to the Thomas A'Becket shops and Broadwater Green. Local buses serve the area and Worthing town centre with it's more comprehensive range of bars, restaurants, and cafes, is approximately three mile distance.

Maintenance charges are on an 'as & when' basis.

Private Entrance





Hallway

Bay Fronted Living Room
14'1 x 12'6 (4.29m x 3.81m)

Spacious Double Bedroom
13'7 x 10'11 (4.14m x 3.33m)

Stunning Kitchen
10'6 x 8'7 (3.20m x 2.62m)

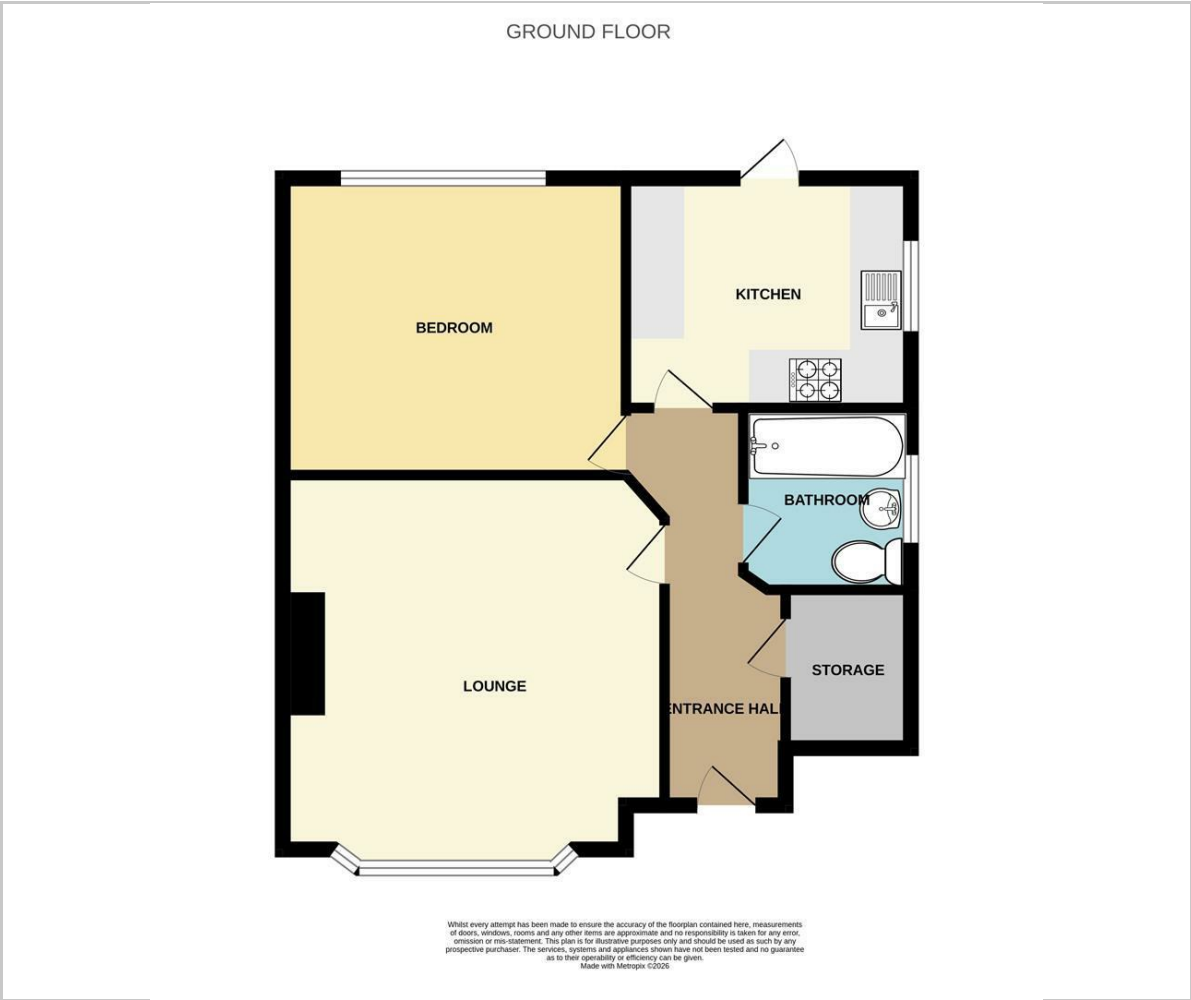
Well Appointed Bathroom

Private West Facing Garden

No Forward Chain



Floor Plan



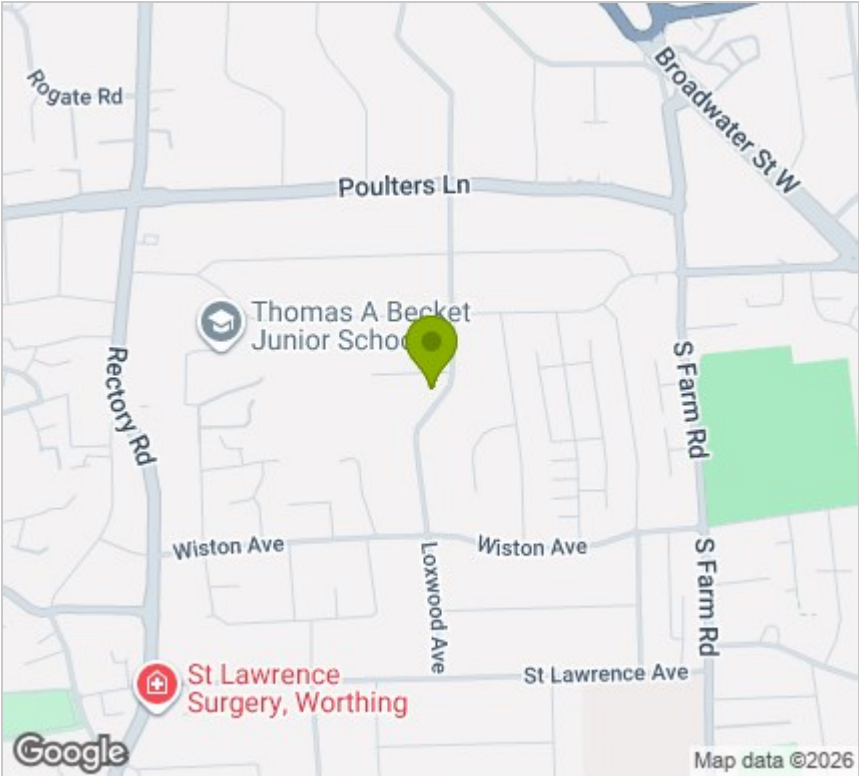
Viewing

Please contact our Broadwater Office on 01903 958282 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.

Area Map



Energy Efficiency Graph

