



50 Loxwood Avenue, Worthing, BN14 7RA  
Offers Over £525,000

and company  
**bacon**  
Estate and letting agents





A four-bedroom, two-bathroom semi-detached family home for sale in the sought-after Loxwood Avenue. The accommodation briefly comprises: Ground Floor: Entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, and ground floor cloakroom. First Floor: Landing, three bedrooms, family bathroom, and separate WC. Second Floor: Landing, main bedroom, and shower room/WC. Externally, the property boasts beautifully maintained front and rear gardens, a garage, a car port to the side, and off-road parking to the front. Further benefits include charming original features such as a stained glass front door and landing window, ceiling rose, and high skirting boards.

The property is ideally positioned between the Thomas A'Becket and Broadwater thoroughfare. Local transport serves the area, providing convenient access to Worthing town centre, which offers a further selection of bars, restaurants, cafés and shopping facilities. In the vicinity, there are a range of local nurseries, primary and secondary schools as well as Worthing and Northbrook Colleges.

- Semi Detached
- Four Bedroom Family Home
- Three Reception Room
- Garage
- Off Road Parking
- Beautifully Maintained Rear Garden
- Two Bathroom
- Ground Floor WC
- Sought After Loxwood Avenue
- Close to local shops, schools and amenities







### Entrance Porch

Double glazed window surround. Double glazed French doors.

### Entrance Hall

Solid wood stain glass door and window to entrance. Radiator. Under stairs storage cupboard. Ground floor WC.

### Living Room

4.32m into bay x 4.29m (14'2 into bay x 14'1)  
Double glazed bay window to front. Radiator.

### Dining Room

4.29m x 3.66m (14'1 x 12')  
Ceiling rose. Radiator. Glazed French doors leading to:

### Sun Room

3.43m x 2.26m (11'3 x 7'5)  
Double glazed windows. Perspex roof. Double glazed French doors with access to rear garden.

### Kitchen/Breakfast Room

5.41m x 2.67m (17'9 x 8'9)  
Roll edge worksurface having inset single drainer stainless steel sink with draining board. Freestanding four ring gas cooker with grill. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Matching range of cupboards, drawers, and eyelevel wall units. Dual aspect. Two double glazed windows to side. Double glazed door with access to rear garden. Radiator. Space for breakfast table. Wall mounted BAXI boiler supplying gas central heating.

Stairs from entrance hall to:

### First Floor Landing

Feature stain glasses window to side.

### Bedroom Two

4.45m x 4.29m into wardrobe (14'7 x 14'1 into wardrobe)  
Double glazed bay window to front. Radiator. Triple built-in and recessed into alcove wardrobes with shelving and hanging rails.

### Bedroom Three

4.22m x 3.68m (13'10 x 12'1)  
Double glazed window overlooking rear garden. Radiator. Recessed alcove wardrobes with shelves and hanging rail.

### Bedroom Four

2.62m x 2.54m (8'7 x 8'4)  
Double glazed window to front. Radiator.

### Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Mirrored medicine cabinet. Radiator. Part tiled walls. Electric shaving socket. Double glazed sash window. Built-in shelved linen cupboard housing hot water tank.

### Seperate wc

Close coupled WC. Glazed window.

Stairs from first floor landing to:

### Second Floor Landing

Double glazed window.

### Bedroom One

5.56m x 4.65m (18'3 x 15'3)  
Dual aspect. Double glazed window overlooking rear garden with these of the south Downs National Park. Double glazed Veux window. Eve storage cupboards.

### Shower Room/wc

White suite comprising: step in shower tray with glazed shower screen door, tile surround, and electric MIRA shower. Pedestal wash hand basin. Close coupled WC.

Electric shaving socket with light. Extractor fan. Double glazed window.

### Outside

#### Rear Garden

Two brick built storage cupboards. Majority being laid to lawn. Borders of mature small trees, fruit trees, bushes and shrubs. Patio area with space for outdoor furniture.

#### Front Garden

Formal brick wall to front. Majority being laid to lawn. Borders of mature small trees, bushes and flowers.

#### Driveway

Off road parking to front for one vehicle. Double doors leading to:

#### Car port

Parking for up to 3 vehicles. Access to side and rear garden. Leading to:

#### Garage

4.32m x 2.51m (14'2 x 8'3)  
Up and over door. Power and light. Glazed window.

### Required Information.

Tenure: Freehold

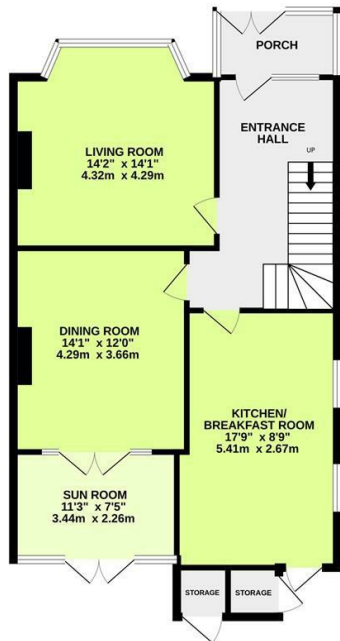
Council tax band: Band D

Draft version: 1

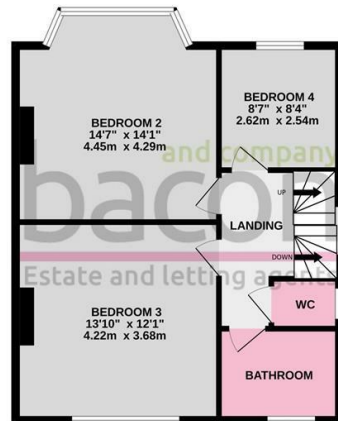
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



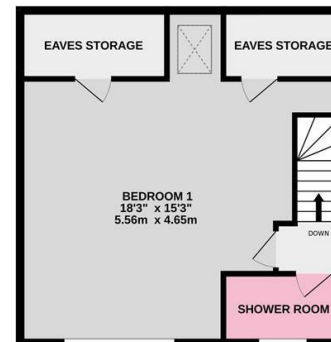
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

