



2 Loxley Gardens Bulkington Avenue, Worthing, BN14 7JB

Guide Price £265,000



A two bedroom ground floor flat situated within the highly sought after catchment area of Thomas A Becket, close to local shops, schools and mainline railway station. The accommodation consists of a communal entrance hall, reception hall, open plan lounge/dining room, kitchen, two double bedrooms, bathroom/w.c, residents parking space, communal grounds and gardens.

- Ground Floor Apartment
- Two Double Bedrooms
- Sought After Catchment Area
- Allocated Parking Space
- Security Entryphone
- Long Lease & Share of Freehold
- Double Glazed Windows
- Viewing Essential





Communal Hallway

Accessed via a glazed communal door with security entryphone system. Private door to flat.

Reception Hall

Radiator with display shelf over. Central heating thermostat. Fitted storage cupboard. Wood effect vinyl flooring. Entryphone. Coved and textured ceiling.

Lounge/Dining Room

6.10m x 3.73m (20'0 x 12'3)

East aspect via two double glazed windows. Decorative fireplace having raised hearth, wooden surround and mantle over. Radiator. Three wall light points. Serving hatch to kitchen. Coved and textured ceiling.

Kitchen

3.73m x 2.01m (12'3 x 6'7)

Fitted suite comprising of one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards

and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring hob with extractor hood over. Space for upright fridge/freezer. Part tiled walls. Wood effect vinyl flooring. Cupboard housing the homes wall mounted Worcester central heating boiler. Coved and textured ceiling. East aspect double glazed window.

Bedroom One

4.78m x 3.28m (15'8 x 10'9)

West aspect via double glazed windows. Two fitted double wardrobes with interconnecting storage cupboards. Radiator. Coved and textured ceiling.

Bedroom Two

3.81m x 3.10m (12'6 x 10'2)

West aspect double glazed windows. Radiator. Dimmer switch. Coved and textured ceiling.

Bathroom/W.C

Fitted suite comprising of a panelled bath having shower unit, mixer taps and folding shower screen over. Pedestal wash hand basin with mixer taps. Push button

w.c with fitted mirror and spotlights over. Tiled walls. Tiled flooring. Ladder design radiator. Levelled ceiling. Obscure glass double glazed window.

Communal Grounds

Communal grounds and garden surround the development.

Allocated Parking Space

Residents parking to the rear of the block with an allocated parking space for this flat.

Lease & Maintenance

Lease: Current lease from 1 March 2019 to 24 June 2168 (143 years unexpired).

NB: Each flat owns 1/14 share of the freehold.

Maintenance: £800 per half year for 2025

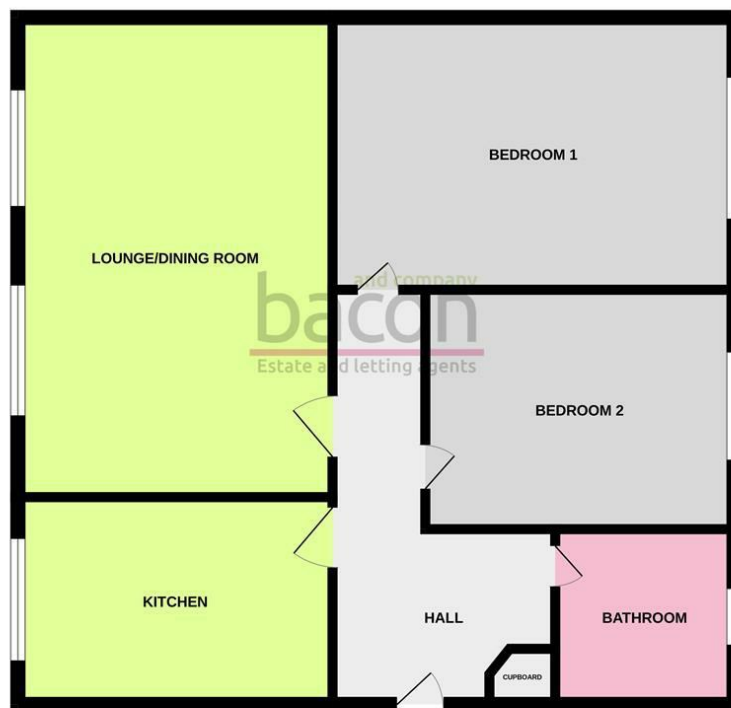
Ground Rent: Peppercorn

Council Tax

Council Tax Band B



GROUND 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) A		
(81-91) B		
(69-80) C	74	77
(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	

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.



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