



102 Loxwood Avenue, Worthing, BN14 7RD

Guide Price £245,000



A one double bedroom ground floor garden flat located within the highly sought after catchment area of Thomas A Becket, close to local shops, schools and amenities. The accommodation consists of an entrance hall, lounge, kitchen, bedroom, bathroom/W.C, front and rear gardens.

- Private Front & Rear Doors
- Off Street Parking
- Freehold
- Private Rear Garden
- Double Glazed Windows
- One Double Bedroom
- Close To Local Amenities
- TAB Catchment Area





### Communal Entrance

Part glazed door to:

### Entrance Hall

Wood flooring, radiator, two storage cupboards housing meters.

### Lounge

4.34m x 3.51m (14'3 x 11'6)

Continued wood flooring, coved ceiling, chimney breast with hearth and freestanding fire.

### Kitchen

3.71m x 2.77m (12'2 x 9'1)

Worktop surfaces incorporating a single drainer sink unit and five ring gas hob with oven under, space used for fridge/freezer, range of wall cupboards and part tiled walls, double glazed window and door to garden.

### Bedroom

4.57m x 4.14m (15'0 x 13'7)

Double glazed window to front, radiator, coved ceiling.

### Shower Room/WC

Step in fully tiled double shower cubicle, wall mounted wash hand basin, low level flush WC, double glazed window, heated towel rail.

### Front Garden

Pebbled areas and pathways that could be converted for off road parking.

### Rear Garden

The rear garden is a feature of the property being mainly laid to lawn, enclosed by fencing with work cabin. Side access. Paved areas.

### Council Tax / Lease info

Council Tax Band B

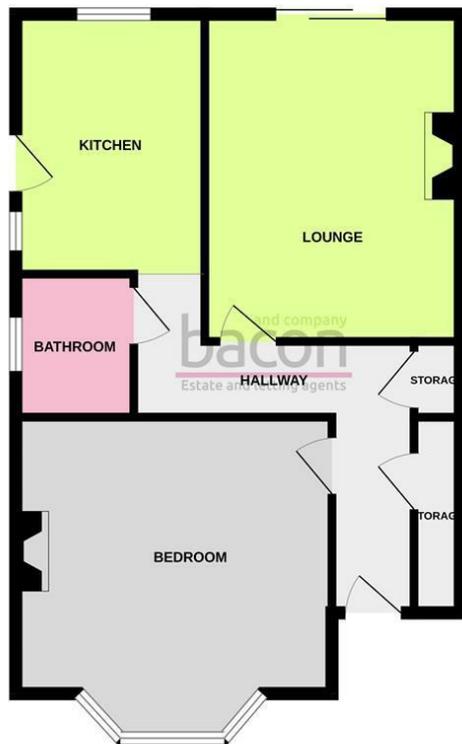
Share of freehold

Lease - remainder of 968 years

Maintenance split 50/50 on a as and when basis



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			
(55-68) D		61	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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