



**Bignor Close  
Horsham, RH12 5JQ**

**Guide Price  
£375,000**

**01403 272022  
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## Bignor Close, Horsham, RH12 5JQ

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### LOCATION

This Chain free property is set in a highly desirable and family-friendly neighbourhood in North Horsham, Bignor Close offers the perfect balance of peaceful residential living and everyday convenience. Families will love the close proximity to several well-regarded schools, including All Saints CofE Primary, St Robert Southwell Catholic Primary, and Bohunt-making the school run effortless.

For commuters, Littlehaven Station is just under a mile away, providing direct and stress-free links to London Bridge and Victoria. The nearby A264 also ensures quick access to the M23 and Gatwick Airport, placing both business and leisure travel within easy reach.

Beyond the essentials, residents can enjoy a range of local amenities just moments from the doorstep-from a welcoming community centre and handy shopping facilities to open green spaces perfect for weekend strolls or outdoor play. Whether you're raising a family or simply seeking a well-connected, vibrant location, Bignor Close delivers on every front.

### PROPERTY

Tenure: Freehold

The front door opens into a hallway that provides access to both the spacious living/dining room and a well-equipped kitchen. Bright and functional, the kitchen offers room for various appliances and features a double-glazed window

overlooking the front garden. A highlight of this generous property is the living/dining room, which offers ample space for both seating and dining, and leads into a sizable conservatory with views of the rear garden. Upstairs, the first floor comprises a well-proportioned family bathroom with a shower over the bath, along with two generously sized bedrooms.

### OUTSIDE

To the front of the property, a well-maintained lawn and a paved pathway create a welcoming first impression as you approach the entrance. To the side, you'll find convenient off-street parking along with a single garage-ideal for storage or additional vehicle space.

The real gem, however, lies at the rear: a beautifully presented garden that offers the perfect setting for relaxing, entertaining, or giving children a safe space to play. Whether you're hosting summer barbecues, enjoying morning coffee in the sunshine, or unwinding after a long day, this outdoor retreat adds significant lifestyle value to the home.

With its sought-after location, excellent transport links, and thoughtfully designed family-friendly features, this property on Bignor Close presents a rare opportunity. Don't miss your chance to view-contact us today and step into your future home.







#### Buses

2 minute walk



#### Shops

Tesco Express  
15 minute walk



#### Trains

Horsham - 0.9 miles  
Littlehaven - 2.1 miles



#### Airport

Gatwick  
10.9 miles



#### Roads

M23  
6.3 miles



#### Sport & Leisure

Pavilions in the Park  
2.3 miles  
The Holbrook Club  
1.2 miles



#### Rental Income

£TBC pcm



#### Schools

All Saints Primary  
St Robert Southwell  
Bohunt  
The Forest School



#### Broadband

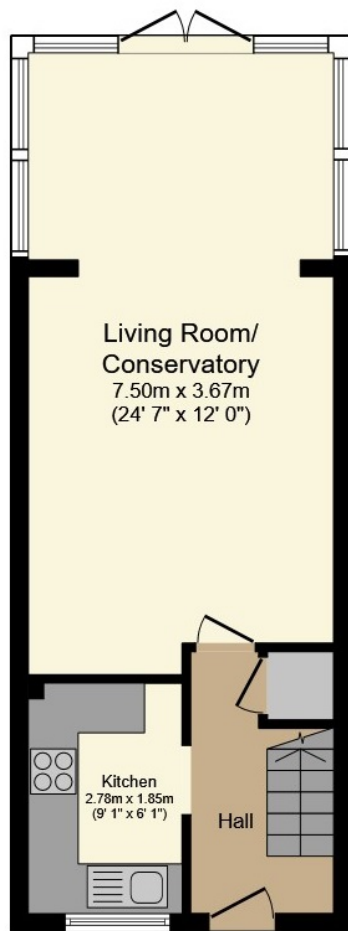
Up to 2000 Mbps



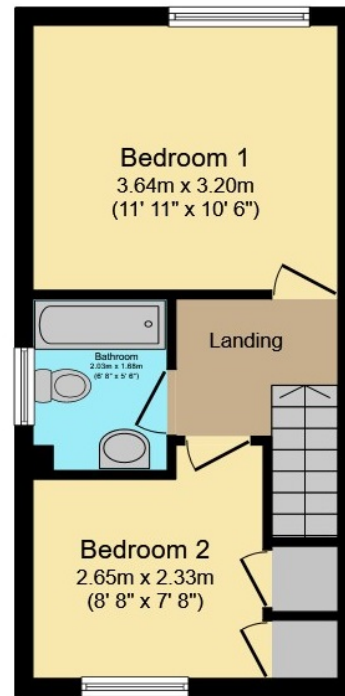
#### Council Tax

Band C



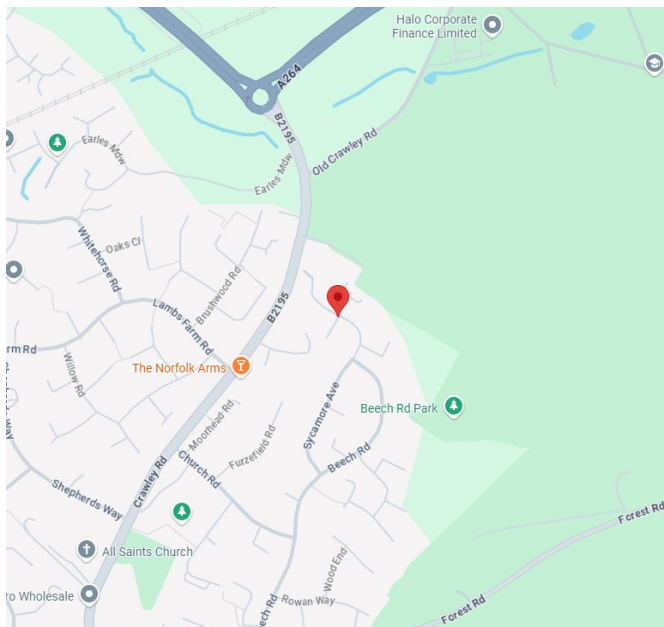


Ground Floor



First Floor

### Map Location



### Total Approximate Floor Area

**721 sq ft / 67 sq m**

### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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**2-6 East Street, Horsham, West Sussex, RH12 1HL**

