



**Bignor Close
Horsham, RH12 5JQ**

£375,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Bignor Close,
Horsham, RH12 5JQ**

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LOCATION

Bignor Close is situated in a desirable residential area in North Horsham. The location offers convenient access to local schools, making it ideal for families. The nearest schools include All Saints CofE Primary, St Robert Catholic Primary & Bohunt. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property, as is the A264, providing quick access to the M23 & Gatwick Airport. Additionally, the property is close to local amenities such as a community centre, shopping options, and outdoor recreational spaces, enhancing its appeal for residents looking for both convenience and a family-friendly environment.

PROPERTY

Tenure: Freehold

The front door opens into a hall, with openings to both the living/dining room and well equipped kitchen. This bright room has space for a range of appliances and has a double glazed window looking over the front garden. The living/dining room is a particular feature of this generous property, with plenty of space for sofas and a dining table, whilst also having a good-sized conservatory that overlooks the rear garden . To the first floor is a good-sized family

bathroom, which has a shower above the bath, and two good sized bedrooms.

OUTSIDE

To the front of the property there is good sized area of lawn with a paved walkway to the front door. Parking is found down the side of the property and there is also a single garage. The property boasts an an attractive rear garden perfect for relaxing, entertaining, or allowing children to play safely. Whether you're hosting a summer barbecue or simply enjoying a peaceful evening, this outdoor space enhances the overall appeal of the property. With its desirable location, excellent amenities, and family-friendly features, Bignor Road is an opportunity not to be missed.





Buses

2 minute walk



Shops

Tesco Express
15 minute walk



Trains

Littlehaven – 0.9 miles
Horsham – 2.1 miles



Airport

Gatwick
10.9 miles



Roads

M23
6.3 miles



Sport & Leisure

The Holbrook Club
1.2 miles
Pavilions in the Park
2.3 miles



Rental Income

£tbc pcm



Schools

All Saints Primary
St Robert Southwell
Bohunt
The Forest School



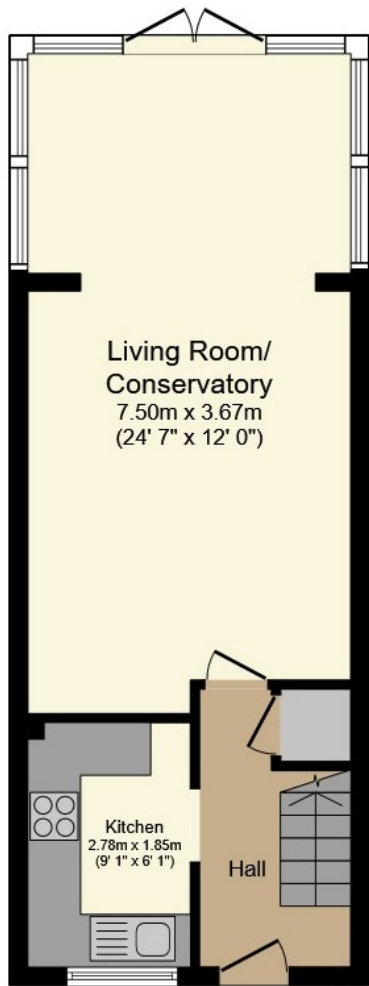
Fibre Broadband

Up to 2000 Mbps

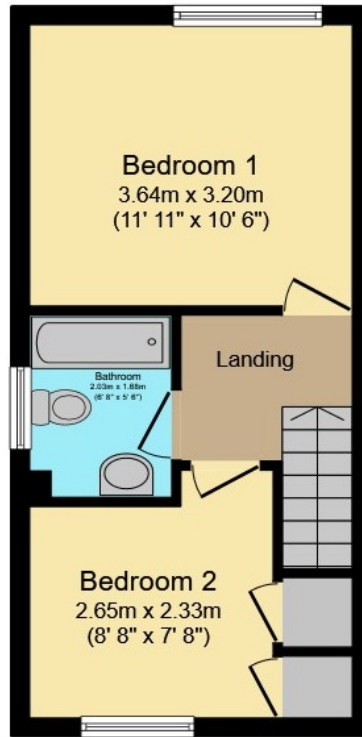


Council Tax

Band C

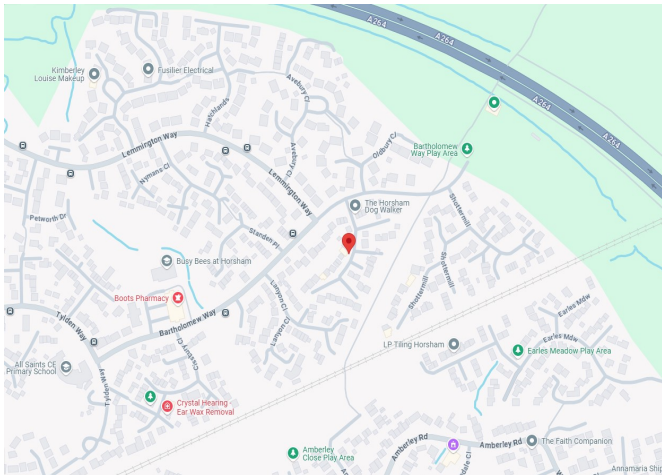


Ground Floor



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		80
(55-68)	D	55	
(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

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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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