

## At a Glance

A modern two bedroom terrace property, located in popular North Horsham with allocated parking, single garage and an attractive rear garden

## Overview

**Style:** Mid Terraced House

**Bedrooms:** 2

**Reception Rooms:** 1

**Council Tax Band:** C

**Likely Rental Amount:** £1,100 pcm

**Approximate Broadband Speed:** Up to 76 Mbps



Bignor Close, Horsham, RH12 5JQ  
Guide Price **£300,000**

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## Property Description

### LOCATION

This modern mid terrace property is set on the edge of a small cul-de-sac, in the sought after Bartholomew Way area approximately 2.3 miles to the north of Horsham town centre. 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. In addition, the house is within a short walk of All Saints C of E Primary School, with both Millais & Forest Secondary Schools around 2 miles from the house.

### PROPERTY

The front door opens into a Hall, with stairs leading to the first floor and doors opening to all ground floor rooms. The Kitchen is at the front of the house with space for a range of appliances and views over the front garden. The Sitting/Dining Room measures 16ft x 12ft and has space for both dining table and sofas, creating the ideal space to relax with family and friends. To the first floor is two generous Bedrooms, both with storage and a Family Bathroom with a white suite.

### OUTSIDE

The property is set back from the road, with a path beside a mature hedgerow leading to the front door. The Rear Garden consists of a decking with built in timber seating, which leads to an expanse of lawn with attractive, well kept borders. A gate at the end of the garden opens in to an area of allocated parking, where you will also find the single garage, which measures 17'3 x 8'7, with power, lighting and storage above in the roof space

## Key Living Spaces

HALL

KITCHEN

9' x 5' 11" (2.74m x 1.8m)

LOUNGE/DINER

16 max' x 12' (4.88m x 3.66m)

LANDING

BEDROOM 1

11' 11" x 10' 6" (3.63m x 3.2m)

BEDROOM 2

8' 9 max" x 8' 6" (2.67m x 2.59m)

BATHROOM

GARAGE

17' 3" x 8' 7" (5.26m x 2.62m)

Please note that ALL measurements are approximate

## Location, Location, Location

Stroll to:

Holbrook Surgery

Walk to:

Littlehaven Station  
Shops at Coltsfoot Drive  
Sussex Barn Pub

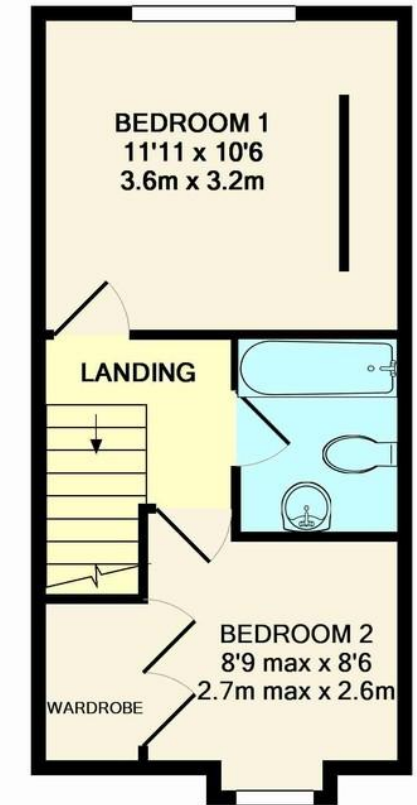
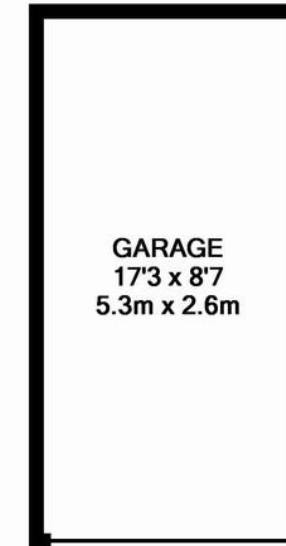
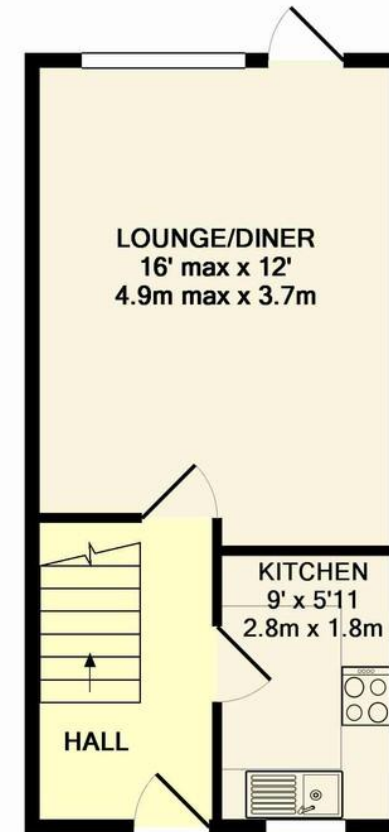
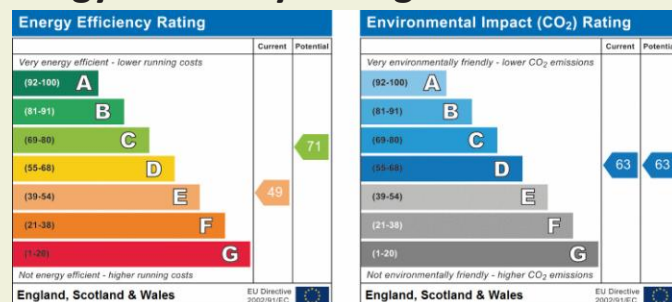
Drive to:

M23 – 6 miles

Schools:

All Saints CE Primary  
Holbrook Primary  
The Forest School  
Millais

## Energy Efficiency Rating



GROUND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 299 SQ.FT.  
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Notes

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