



Bignor Close, Horsham, West Sussex, RH12 5JQ



Situated in the corner of a small cul-de-sac, in a sought-after North Horsham area. This well-proportioned two double bedroom semi detached house would make an ideal first home - perhaps for a young family - within a short walk of All Saints C of E Primary School, and falls within the catchment for Millais and Forest secondary schools and the new Bohunt school currently being built. It would equally suit a professional couple or investors looking for a property with strong yield and good transport links - Littlehaven station, serving London Bridge and Victoria, is less than 1 mile from the property or about a 15 minute walk, as is the A264/A24, providing quick access to the M23 and Gatwick Airport.

Set back from the road, with an inviting path leading to the covered porch, the front door opens into a bright entrance hall, with doors leading to all ground floor rooms including a good sized downstairs cloakroom. The kitchen is at the front of the house and is modern and well appointed with a range of base and wall units as well as a fitted oven, hob and extractor. The living/dining room is a superb space, filled with lots of natural light with the addition of modern double doors, flowing into a generous sized, private rear garden. The living room is large enough to accommodate both dining table and chairs, and sofas, creating the ideal space to relax with family and friends.

A focal point spiral stair case leads to the first floor with two good sized bedrooms, both with built-in storage and a stylish fully tiled family bathroom.

Outside, the garden has a small patio area and opens to an expanse of lawn with well-kept fence borders. A path at the side of the property leads to an allocated parking space and a garage.



Accommodation with approximate room sizes:

**COVERED PORCH**

**ENTRANCE HALL**

**CLOAKROOM**

**KITCHEN 10'6" x 6'4" (3.20m x 1.93m)**

**LIVING/DINING ROOM 16'6" x 12'11" (5.03m x 3.94m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 9'1" max x 13'3" max (2.77m max x 4.04m max)**

**BEDROOM TWO 9'6" max 8'8" min x 9'2" (2.90m max 2.64m min x 2.79m)**

**BATHROOM 5' x 8'6" (1.52m x 2.59m)**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

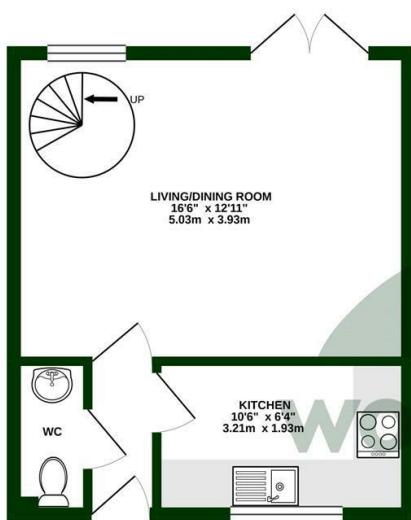
**ALLOCATED PARKING SPACE**

**GARAGE IN A NEARBY BLOCK**

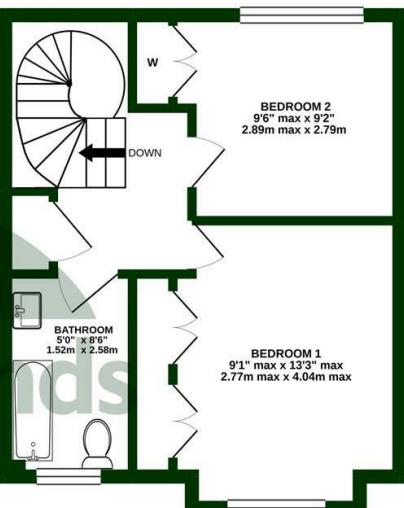


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GROUND FLOOR



1ST 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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**LOCATION:** The property is situated towards the North of Horsham just off Bartholomew Way which has a large doctors surgery, Boots, Vets, Podiatrist, dentist and Busy Bees nursery school. There is also a nearby bus stop. Additional amenities and shops can be found nearby in Coltsfoot Drive which has a Budgens, larger chemist, beauty salon, chinese takeaway and hair dressers.

**The Historic Market Town of Horsham** provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the redeveloped Pories Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool.

**DIRECTIONS:** From Horsham town centre take the road to Crawley, past the station and over the railway bridge. At the next roundabout take the second exit on the left and continue along this road. At the next roundabout take the second turning on the left and continue along this road which is Rusper Road. After the railway crossing on Rusper Road take the third turning on the right which is Tylden Way. Take the third exit on the left into Bartholomew Way. Bignor Close is then the third turning on the right.

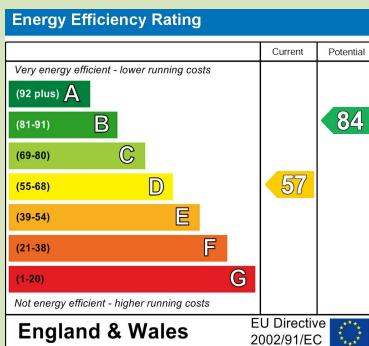
**COUNCIL TAX:** Band D

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

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**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



#### MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.

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