



Bignor Close, Horsham, West Sussex, RH12 5JQ.

Guide Price £350,000 - £375,000 Freehold



- No Chain Above
- Two Bedrooms
- Beautifully Presented
- Corner Plot
- Lovely Garden
- EPC C
- Modern Kitchen and Bathroom
- Further Potential Subject to Planning
- Gas Central Heating and Double Glazing
- Two Allocated Parking Bays

This two bedroom end of terrace home is the perfect first time purchase or investment buy, being well presented and situated on a bold corner plot this home offers further potential subject to planning.

Entering the home you are greeted by a welcoming hallway with good sized cupboard and access into the modern kitchen, fitted with shaker style units and having a fitted oven, grill, hob and extractor with space and plumbing for the washing machine and undercounter fridge/freezer.

The kitchen enjoys a lovely aspect over the front gardens.

Walking through the hallway takes you into the large sitting/dining room with more than enough space for your seating and dining needs.

A recently fitted double glazed door leads you out into the private rear garden.



Moving to the first floor the landing has a large storage cupboard and the main bedroom has fitted wardrobes and a garden aspect view.

The second bedroom currently used as a dressing room or study.

The bathroom has been re-fitted with a contemporary white suite, perfect for relaxing in after a hard day.

Outside

The house sits on a corner plot with gardens to the front and rear, at the front of the property there is a useful store cupboard.

The rear garden enjoys a high degree of privacy and with space at the side of the home, there is further potential for extension (subject to planning), currently there are storage sheds with power and light.

The garden is mainly lawned with a patio terrace area and pergola.

One of the main benefits of this corner plot is the house has two allocated spaces at the rear.

These homes are extremely popular with first time buyers and investors alike as rental values have increased to circa £1500 pcm.

Material Facts

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Tenure: Freehold
Council Tax Band: Band C
Horsham District Council

EPC Rating C
Property Type: Two bedroom end terrace

Mains Services: Gas/Electricity/Water/Drainage
Heating Type: Gas central heating to radiators
Further Info

Broadband information:
Between 6 Mbps and 1139 Mbps
Fibre to the Property

Mobile Coverage: Good with most providers

Parking Type: Two Allocated Parking Spaces

Flood/Erosion Risk:
River and Seas : None
Surface Water : Low Risk

Agents Note: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is related to an employee of Martin & Co Estate Agents.



Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

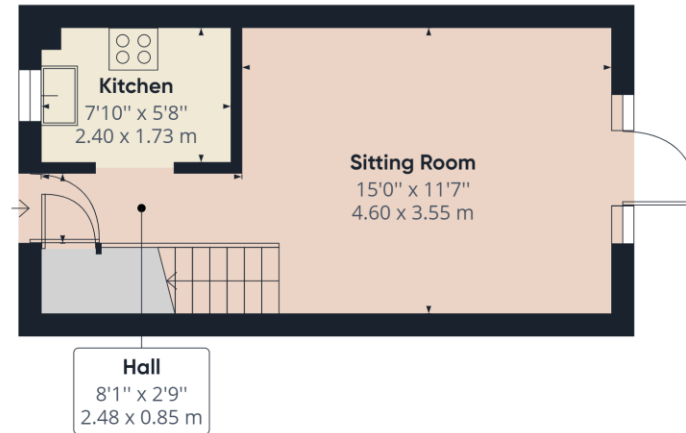
Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

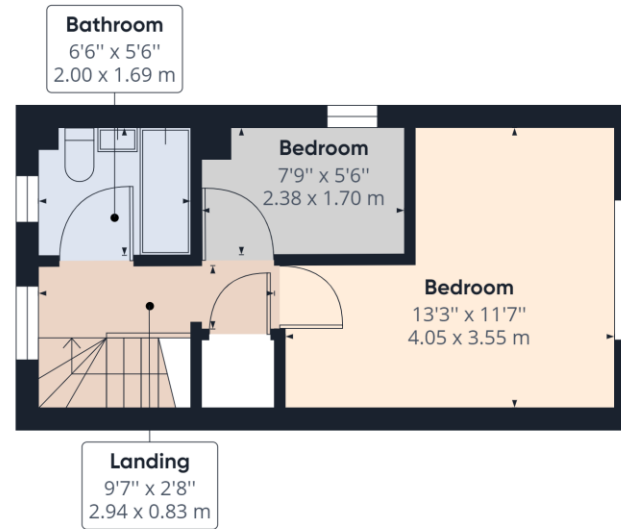
For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

505.07 ft²
46.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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