Potters Place, Horsham, West Sussex, RH12 2PL

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# Potters Place, Horsham, West Sussex, RH12 2PL

## Offers Over £400,000

Positioned within the exclusive gated development of Potters Place, this beautifully presented first-floor apartment is offered to the market with no onward chain, making it an ideal choice for a seamless move. Designed specifically for the over-55s, the development combines a peaceful, secure environment with a highly convenient central location, placing Horsham's bustling town centre, mainline station and picturesque park all within easy reach - perfect for those seeking a balanced and relaxed lifestyle.

Approached via secure electric gates, the development immediately sets a tone of privacy and refinement. Residents benefit from an allocated underground parking space, while the meticulously maintained communal gardens provide an attractive and welcoming setting that reflects the overall quality of the scheme.

Inside, the apartment offers spacious and well-proportioned accommodation, enhanced by a number of recent improvements including new windows, a newly installed gas-fired boiler and a stylishly updated en-suite shower room. The generous entrance hall creates a strong first impression, complete with excellent built-in storage including a large cupboard and separate airing cupboard housing the hot water cylinder.

The dual-aspect living room is a particularly appealing space, filled with natural light and offering a pleasant outlook. French doors open onto a private balcony, providing an elevated spot to sit and enjoy the surroundings. The adjoining kitchen/dining room is both functional and sociable, fitted with an extensive range of wall and base units, integrated appliances, and additional space for freestanding white goods - ideal for everyday use and entertaining alike.

The principal bedroom is a comfortable and well-appointed retreat, featuring fitted wardrobes and a contemporary en-suite with a walk-in double shower and vanity unit. A second double bedroom offers flexibility for guests or home working, complemented by a separate bathroom fitted with both a bath and overhead shower.

Further benefits include modern gas central heating, updated double glazing and access to the beautifully landscaped communal grounds, all contributing to the property's overall comfort and ease of living.

Built in 2001, Potters Place remains one of Horsham's most desirable later-living developments. Its enviable position directly opposite Horsham Park and within moments of a wide selection of shops, cafés, restaurants and leisure facilities ensures residents can enjoy both tranquillity and vibrant town living. For those who enjoy outdoor pursuits, the nearby countryside, including St Leonards Forest and the South Downs, offers excellent opportunities for walking and recreation.

**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**COMMUNAL ENTRANCE**

**STAIRS AND LIFT TO:**

**FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**LIVING ROOM 13'10" x 16'04" (4.22m x 4.98m)**

**KITCHEN/DINING ROOM 16'04" x 9'07" (4.98m x 2.92m)**

**BEDROOM ONE 12'0" x 12'04" (3.66m x 3.76m)**

**EN-SUITE SHOWER ROOM 5'10" x 6'06" (1.78m x 1.98m)**

**BEDROOM TWO 9'10" x 12'05" (3.00m x 3.78m)**

**BATH/SHOWER ROOM 9'07" x 5'09" (2.92m x 1.75m)**

**OUTSIDE**

**COMMUNAL GARDENS**

**UNDERGROUND ALLOCATED PARKING SPACE**

**OUTGOINGS**

**LEASE LENGTH: 98 YEARS**

**SERVICE CHARGE: £3,274.56 PER ANNUM**

**GROUND RENT: £175.00 PER ANNUM**

**NO ONWARD CHAIN**

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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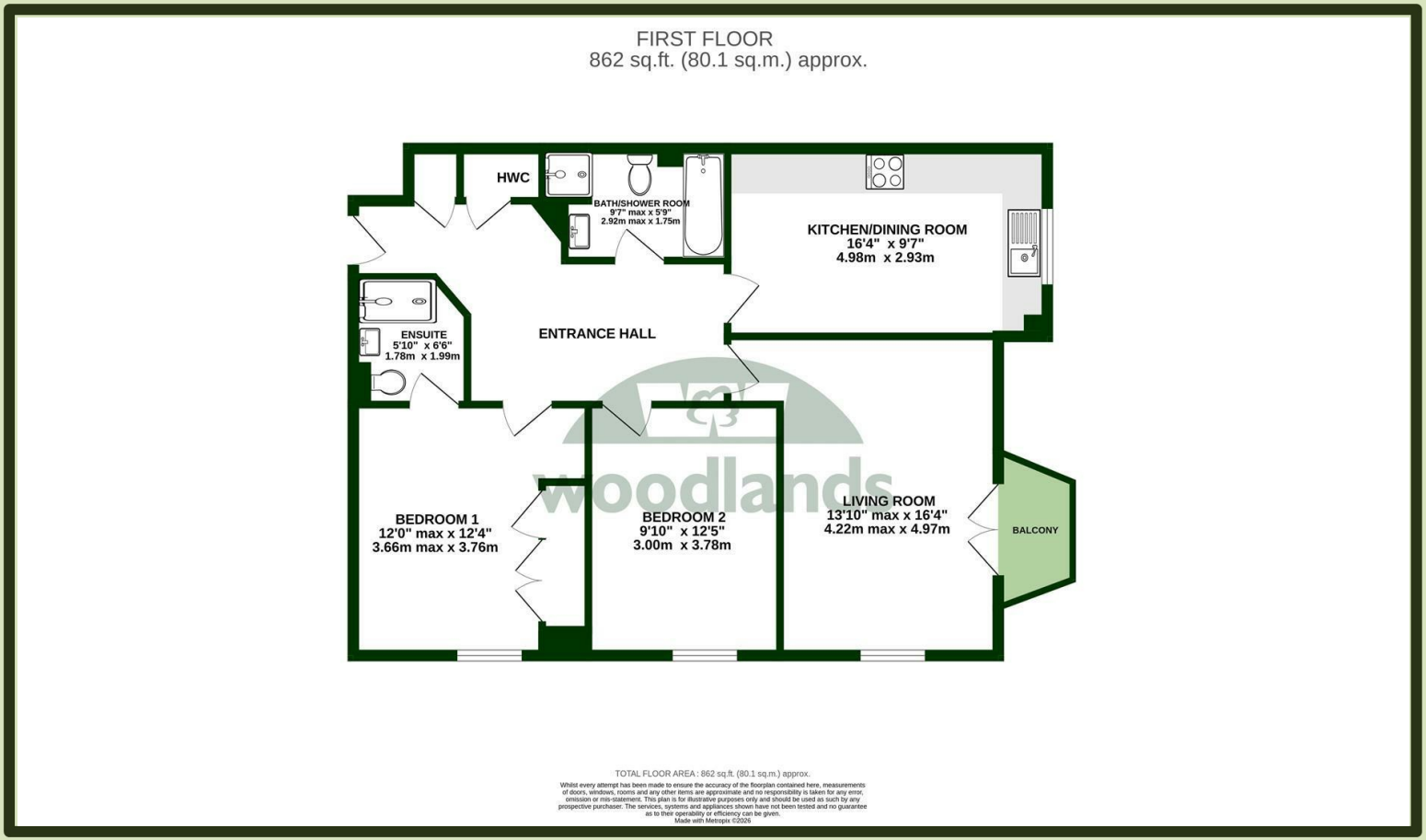



DIRECTIONS: From Horsham Carfax proceed to the traffic lights and turn left onto Albion Way. Go straight ahead at the roundabout and at the next set of traffic lights outside the Malt Shovel, turn right into Springfield Road. The electric black gates to the entrance of Potters Place can be found on the left hand side, after about 100 yards.

PLEASE NOTE: We have been notified of some current major works to the roof of the property. The vendors have confirmed they have already made payment for these works. Further details available upon request.

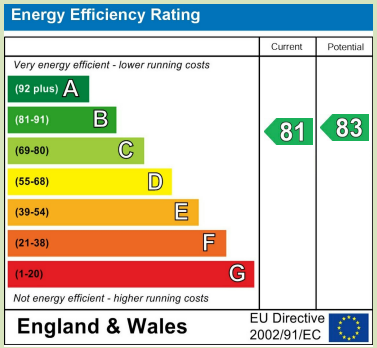
COUNCIL TAX: Band E.

EPC Rating: B.

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.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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

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