



Potters Place, Horsham, West Sussex, RH12 2PL



woodlands



Offered to the market with no onward chain, this beautifully presented ground floor apartment forms part of the prestigious Potters Place, an exclusive gated development designed specifically for the over-55s. Enjoying a highly convenient central location, the property provides excellent access to Horsham town centre, the mainline station and the nearby park, combining lifestyle convenience with peaceful surroundings.

Approached via secure electric gates, the development immediately creates a sense of privacy and refinement. Residents benefit from attractively landscaped communal gardens and a welcoming community environment, all maintained to an exceptional standard.

The accommodation begins with a generous entrance hall featuring both a large storage cupboard and separate airing cupboard, offering practical everyday convenience. The spacious living and dining room is a particular highlight, enjoying a charming bay window and French doors opening onto a large private balcony, perfectly positioned to overlook a quieter and more secluded section of the communal gardens - providing a greater sense of privacy than many comparable apartments within the development.

The kitchen/dining room is thoughtfully arranged with an excellent range of wall and base units alongside integrated appliances, creating a functional yet sociable space ideal for both everyday living and entertaining.

The principal bedroom offers impressive proportions, complemented by fitted wardrobes and a well-appointed en-suite wet room. A second generous double bedroom, enhanced by its own bay window feature, provides flexible accommodation for guests, hobbies or a home office, while an additional bathroom serves the remainder of the apartment.

Further benefits include gas fired central heating, double glazing, allocated parking and beautifully maintained communal grounds that enhance the overall setting.

Potters Place, built in 2001, remains one of Horsham's most desirable later-living developments. Positioned just opposite Horsham Park and moments from the town's vibrant shopping streets, cafés, restaurants and leisure facilities, residents enjoy the perfect balance of tranquillity and convenience. The surrounding area also offers easy access to St Leonards Forest and the South Downs National Park, ideal for those who enjoy nature and outdoor pursuits.

PLEASE NOTE: We have been notified of some upcoming major works to the roof of the property. The seller has agreed to cover the cost of this as set out by the management company. Further details available upon request.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 16'04" x 15'07" (4.98m x 4.75m)

KITCHEN/DINING ROOM 14'06" x 11'07" (4.42m x 3.53m)

BEDROOM ONE 12'03" x 15'07" (3.73m x 4.75m)

EN-SUITE WET ROOM 6'02" x 7'0" (1.88m x 2.13m)

BEDROOM TWO 15'04" x 9'09" (4.67m x 2.97m)

BATHROOM 6'02" x 8'01" (1.88m x 2.46m)

OUTSIDE

ALLOCATED PARKING SPACE

ATTRACTIVE COMMUNAL GARDENS

OUTGOINGS

LEASE TERM: 125 YEARS FROM 01.01.2000

LEASE LENGTH: 99 YEARS

SERVICE CHARGE: £2,976.02 PER ANNUM

GROUND RENT: £174.15 PER ANNUM

NO ONWARD CHAIN

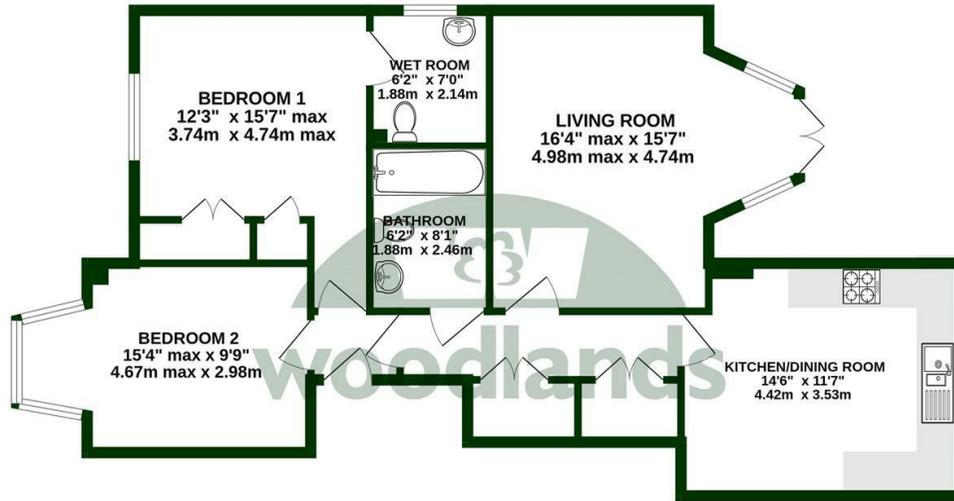


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GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.
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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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.

COUNCIL TAX: Band E.

EPC Rating: C.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |