



**Potters Place
Horsham, RH12 2PL**

**Guide Price
£485,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Potters Place, Horsham, RH12 2PL



LOCATION

Potters Place is an extremely sought after gated retirement development. A stone's throw away is Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants. You are spoilt for choice when it comes to activities as there is Pavilions leisure centre with it's gym and swimming pool and Holmes Park is directly opposite Horsham Park, whilst next door is The Capitol, with 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 is a one minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

From the communal hall, you open the front door where you are welcomed by a hallway, with built in storage and doors leading to all rooms. The Living Room is of great proportion and features an impressive window overlooking the development. The Kitchen is very bright owing to the skylight and has a range

of floor and wall mounted units. Both Bedrooms are generous doubles, the Main Bedroom benefiting from fitted wardrobes and an Ensuite. The main Bathroom features a white suite and an over bath shower.

OUTSIDE

Upon driving through the secure gates, the driveway leads you to the allocated underground parking space, where you will find a lift that will take you to all floors. The development is surrounded by well-kept communal lawns, making it ideal to sit in and enjoy the views. There are also plenty of additional visitor parking spaces.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years From 1 January 2000

Annual Service Charge: £3228.26 (2023)

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Town Centre
(West Street)
5 minute walk



Trains

Horsham – 0.6 miles
Littlehaven – 1.7 miles



Airport

Gatwick
14.8 miles



Roads

M23
7.5 miles



Sport & Leisure

Pavilions in the Park
0.3 miles



Rental Income

£1,600 pcm



Schools

N/A



Broadband

Up to 67 Mbps

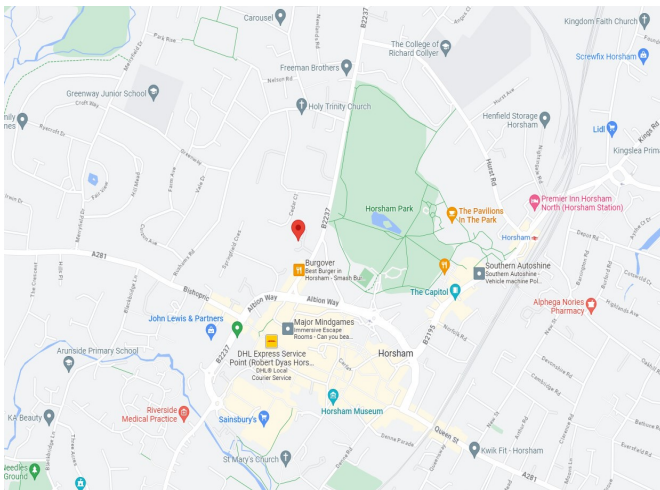


Council Tax

Band E



Map Location



Total Approximate Floor Area
1,045 sq ft / 97 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(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	

Viewing arrangements by appointment through Brock Taylor

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

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