



30 Potters Place,
 Horsham, West Sussex, RH12 2PL
 Guide Price £550,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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

Courtney Green are delighted to be offering for sale this spacious and well appointed cottage, located within the prestigious Potters Place development, situated close to Horsham town centre. Constructed by Banner Homes at the turn of the millennium, this renowned gated development offers safe and secure living for those with a minimum age of 50 years. This particular cottage has accommodation on two levels comprising an entrance hall, a bright and spacious sitting room, a dining room, a modern fitted kitchen/breakfast room with built-in appliances, a conservatory and a cloak/shower room making up the ground floor. On the first floor there is a principal bedroom with en suite shower room, two further double bedrooms and a bathroom. There is a private, low maintenance garden to the rear and to the front of the property there is a single garage. Within the grounds there are a number of visitors' parking spaces. The property has double glazed windows throughout and heating and hot water is provided by a gas fired boiler. Properties within this development are highly sought after and an early viewing is strongly recommended, in order to avoid disappointment. No Chain.

The accommodation comprises:

Entrance Hall

A convenient entrance area with fitted coir matt, radiator, downlighting, stairs rising to the first floor, thermostat control and cupboard housing electric metre and fuse board.

Downstairs Shower Room

Comprising a walk in shower cubicle with handheld shower attachment, low level w.c, pedestal wash hand basin, radiator, extractor fan and understairs cupboard.

Sitting Room

A large and bright sitting room with rear aspect French doors opening to the garden, a gas feature fireplace, two radiators, media points, double pocket doors opening to the dining room.

Dining Room

With front aspect bay window, radiator.

Kitchen / Breakfast Room

A modern fitted kitchen comprising a range of eye and base level cabinets and drawers with complementing worktops over, four burner gas hob with extractor hood over, eye level electric double oven, integrated fridge/freezer, integrated dishwasher, stainless steel sink and drainer, under pelmet lighting, glass fronted display cabinet, downlighting, open to the conservatory.

Conservatory

A part brick-built conservatory with French doors to the garden and radiator.

From the Entrance Hall, stairs rise to the spacious **First Floor Landing** where there is a large airing cupboard housing the boiler and doors to all rooms.

Principal Bedroom

A large principal suite with rear aspect window, double fitted wardrobe, radiator and door to ensuite.

Ensuite Bathroom

Comprising an enclosed panel bath with bath mixer tap and handheld shower attachment, walk in shower cubicle with shower mixer, low level w.c, pedestal wash hand basin with mixer tap, heated towel radiator, downlighting, extractor fan and obscured side aspect window.

Bedroom 2

A large double bedroom with dual front aspect windows and radiator.

Bedroom 3

A further double bedroom with rear aspect window, radiator and loft hatch accessing the loft space.

Bathroom

Comprising an enclosed panel bath with bath mixer tap and handheld shower attachment, low level w.c, pedestal wash hand basin with mixer tap, heated towel radiator, downlighting, extractor fan and obscured front aspect window.

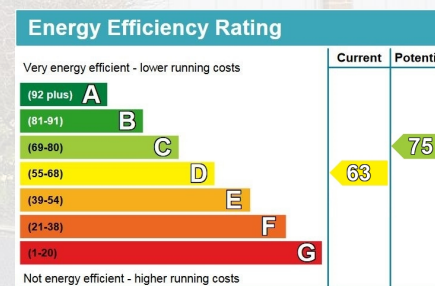
Outside

To the rear of the property is a wonderfully secluded, low maintenance garden which has a combination of paved patio areas, blue slate shingle and planted beds. There is a timber gate to the side of the property which gives side access and to the front there is a single garage with powered up-and-over door, lighting and power.

Service Charge - £1521.88 per annum.

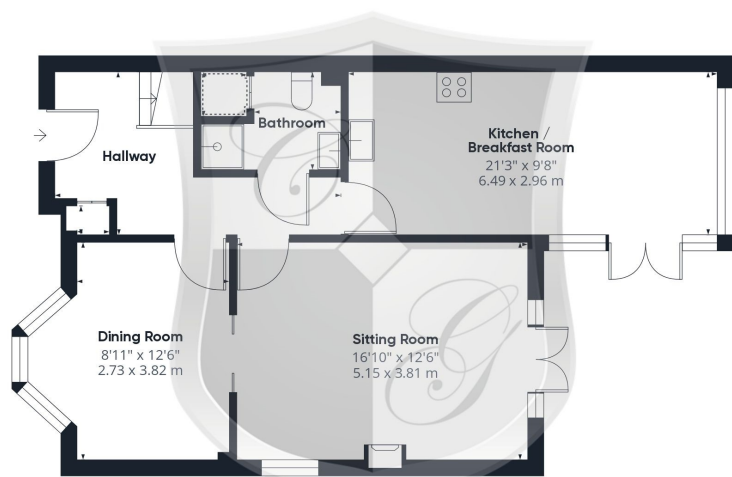
Agents note: The property was originally sold as leasehold, with a 125 year term from 2000. However, the freehold has since been bought by the current owners. The property is being sold with both freehold and leasehold titles and is still beholden to the annual service charge, as outlined above.

Council Tax Band F

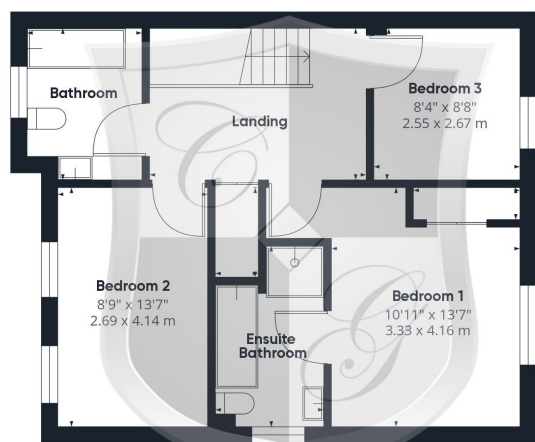


Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 23/5465/13/09



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area[®]
1473.52 ft²
136.89 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.

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