



Potters Place, Horsham, West Sussex

Guide Price £375,000

Potters Place, Springfield Road, Horsham

Being within a sought-after gated development; this two-bedroom, two-bathroom retirement apartment is situated on the second floor with convenient lift access and has a light and airy feel with elevated views.

Upon entering, a light-filled and airy spacious open-plan living and dining room welcomes you, creating a warm and inviting ambience ideal for both relaxation and entertaining. The adjacent kitchen breakfast room boasts integrated appliances, ensuring both style and functionality meet seamlessly. The property features a spacious reception hallway with ample storage space, catering to practical living needs with ease. The main bedroom exudes comfort and serenity, enhanced by the luxury of an en suite bathroom, offering a private sanctuary within the confines of home.

Additionally, this residence offers the convenience of secure underground parking, guaranteeing peace of mind and security for residents. Perfectly positioned within walking distance to Horsham town centre, this property is ideally situated for enjoying the plethora of amenities and services the area has to offer, the property is also in proximity to Horsham Park, providing the opportunity for leisurely strolls and outdoor activities. Further enhancing its appeal, the mainline train station is nearby, ensuring effortless connectivity to various destinations including London, Gatwick and Brighton.







SECOND FLOOR FLAT

Potters Place

Approximate Area = 1041 sq ft / 96.7 sq m
Total = 1041 sq ft / 96.7 sq m
For identification only - not to scale



Council Tax band: E Tenure: Leasehold EPC Rating: B
Agents Note: Annual Charges – Service Charge £5835
Per Annum (Approx..) Approximately 100 years remaining
on the lease. Managing Agent Hamways.

- **Two Bedroom Two Bathroom**
- **Gated Development Retirement Apartment**
- **Light and Airy Spacious Open Plan Living/ Dining Room**
- **Kitchen Breakfast Room with integrated appliances**
- **Spacious reception hallway with generous storage**
- **Main bedroom with En-Suite Bathroom**
- **Second Floor with lift access**
- **Secure underground parking**
- **Within walking distance to Horsham Town centre**
- **Nearby Horsham park and mainline train station**
- **Superbly Landscape gardens and grounds**







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.