



**Potters Place, Horsham, RH12 2PL**  
Offers Over £500,000 Leasehold



## Potters Place , Horsham

### Offers Over £500,000 Leasehold

- Secure Gated Retirement Development
- Over 60 Age Restriction
- Vendor Suited
- Secure Underground Parking
- Two Double Bedrooms
- Luxury Bathroom and Ensuite
- Sitting Room with Balcony
- EPC B

Situated on the first floor of this luxury development this two double bedroom balcony apartment is bright and spacious.

With an Entryphone system giving access to the communal halls, stairs or a lift bring you to the first floor.

The front door leads you into a hallway with useful storage cupboard and further double cupboard housing the electric system and hot water mega flow cylinder.

The living room is a generous size with double glazed French Doors leading out onto a lovely balcony which overlooks the communal pond.

The kitchen/breakfast room is fitted with a range of wall and base units with ample work top surfaces and integrated appliances.



Both bedrooms are large doubles with the main bedroom having a luxury ensuite bathroom with bath and shower cubicle, wash hand basin and wc.

There is also a further bathroom off the hallway with panel bath, pedestal wash hand basin and wc.

Outside, there are lovely communal grounds with terraces and lawns, parking is via a large allocated space underground. There are some visitor bays.

The development is secure via a gated entrance off Springfield Road.

Potters Place is a highly sought-after exclusive development built in 2000.

Secure gated access leads to an underground parking area with allocated spaces and lift access, allowing residents to enjoy an unspoilt outlook and elegant communal gardens whilst also having the convenience of the town centre right on your doorstep.

And just across the road, residents can enjoy the peaceful setting of Horsham park, and beyond, the main shopping streets with a thriving restaurant and entertainment scene.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a 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 has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



## Information

Lease was granted in January 2000 at 125 years  
Currently 100 years remaining.

Service Charge £3150.43 paid annually.

Ground Rent £174.15 reviewed 10 yearly, next review  
December 2029.

For further details and viewing arrangements please  
call

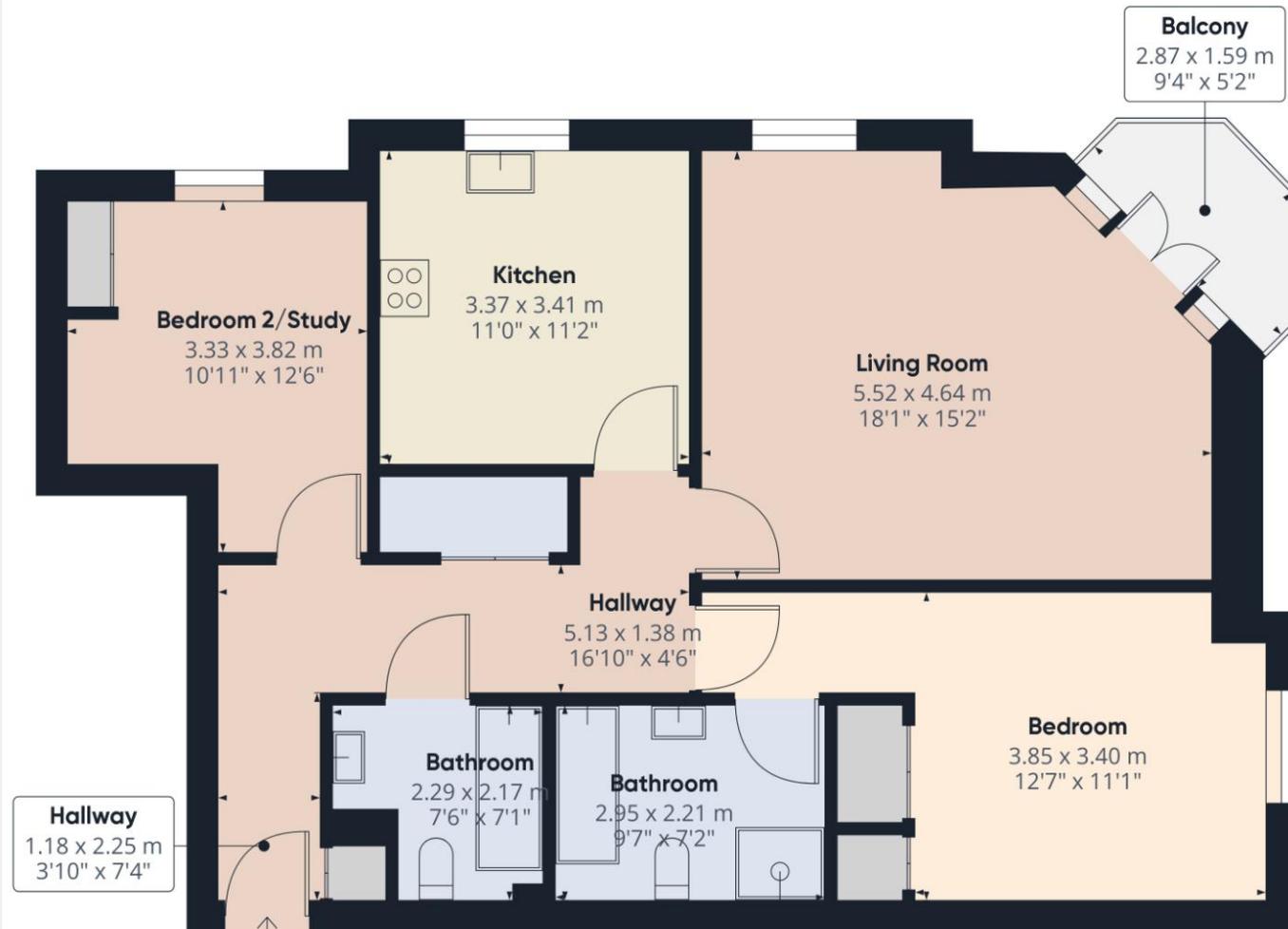
Martin & Co – Horsham branch

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**Approximate total area<sup>0</sup>**  
87.61 m<sup>2</sup>  
943.02 ft<sup>2</sup>

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.

GIRAFFE 360

## Martin & Co Horsham

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