



























7 Potters Place Horsham, West Sussex, RH12 2PL Guide Price £450,000 Freehold



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

Located within the prestigious Potters Place development and situated close to Principal Bedroom Double glazed side aspect. Double and single wardrobe Horsham town centre, is this spacious and very well appointed luxury cupboards, radiator, telephone point, TV/FM point, door to apartment. This renowned gated development, which was built around the millennium, offers safe and secure living and is available for those of a Luxury En-Suite Shower Room Low level WC, vanity unit with inset wash hand minimum age of 60 years for the assignee (and 55 years for a partner/husband/ basin having chromium mixer tap and cupboard under, mirrored cabinet over, wife). The apartment is on the first floor with lift access from an underground over sized walk-in shower cubicle with hand rails, chromium thermostatic carpark, and the accommodation comprises a spacious entrance hall, off which shower control, wall bracket and hand shower and overhead drencher unit, is a comfortable, light and airy double aspect sitting room having direct access glass screen, localised tiling, chromium towel warmer, extractor fan. to a private balcony, a large fitted kitchen/dining room with built in Siemens appliances, a principal bedroom with a luxury en-suite shower room and a Bedroom 2 Double glazed side aspect, radiator, TV/FM point, telephone point. second double bedroom and bath shower/room. The property has recently parking space. The vendor's sole agent Courtney Green strongly recommends flooring, shaver point, downlighting, towel warmer. an internal inspection of this delightful apartment to appreciate it's size and finer qualities.

The accommodation comprises.

The development is accessed via secure gates, and steps rise to a communal Parking Front Door with security entry phone system, staircase/lift to first floor level.

Private Front Door to

Spacious Entrance Hall Having a cupboard with consumer unit and electric meter, airing cupboard with Gledhill hot water cylinder and shelving, covered Leasehold - 125 years from 1st January 2000 radiator with lattice front.

Living Room Double glazed double aspect to the front and side with French doors to the balcony. Ornate fire place with electric log effect fire, two covered Managing Agents - Hamways of Hamways House, 104 Station Road, East radiators, TV/FM point, satellite point and telephone point.

Kitchen/Dining Room Double glazed front aspect. Fitted with range of base Council Tax Band - E and wall mounted cupboards and drawers in light wood effect and having complementing worktop surfaces with ceramic tiled splashback. Franke 1 1/2 bowl stainless steel single drainer sink unit with chromium monobloc tap, Siemens appliances including electric hob and stainless steel filter hood, eye Referral Fees: Courtney Green routinely refers prospective purchasers to Nepcote Financial Ltd who may offer to and dishwasher, pelmet lights, downlighting, terracotta tiled flooring, telephone point, concealed wall mounted Vaillant gas fired boiler.

replaced double glazed fitments and enjoys a gas fired heating system to Bath/Shower Room Pedestal wash hand basin with chromium mixer tap, radiators with a recently installed Vaillant boiler. Outside, there are delightful recessed shower cubicle, chromium Aqualisa thermostatic shower control with well maintained communal gardens and within the grounds there are a number wall bracket and hand shower, low level WC, panel enclosed bath with of visitors parking spaces. Within an underground carpark there is an allocated chromium mixer tap and shower attachment, half tiled walls, ceramic tiled

OUTSIDE

Within the grounds are delightful, well maintained communal grounds with areas of lawn, flower and shrub beds and borders and a feature pond.

There is an underground car park providing allocated parking. Within the grounds there is also a number of visitor parking spaces.

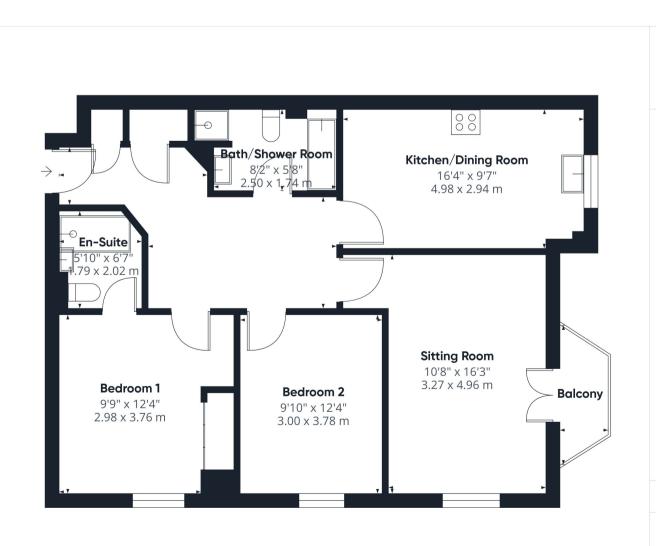
Additional Information

Service Charge TBC Ground Rent Currently £130 per annum

Oxted, Surrey, RH8 0Q3 01883 730890

Agent's Notes: 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 in good faith, but we have not had sight of any formal documentation relating to the above.

level oven, integrated fridge/freezer, space and plumbing for washing machine arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd. Ref: 25/5831/11/07





857 ft² 79.4 m²

29 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are

ximate and not to scale. This floor plan is intended for illustration GIRAFFE360







