

7 Potters Place
Horsham, West Sussex, RH12 2PL
Guide Price £420,000 Freehold



COURTNEY
GREEN
Estate Agent • Letting Agent • Managing Agent

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

Located within the prestigious Potters Place development and situated close to Horsham town centre, is this spacious and very well appointed luxury apartment. This renowned gated development, which was built around the millennium, offers safe and secure living and is available for those of a minimum age of 60 years for the assignee (and 55 years for a partner/husband/wife). The apartment is on the first floor with lift access from an underground carpark, and the accommodation comprises a spacious entrance hall, off which is a comfortable, light and airy double aspect sitting room having direct access 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 second double bedroom and bath shower/room. The property has recently replaced double glazed fittings and enjoys a gas fired heating system to radiators with a recently installed Vaillant boiler. Outside, there are delightful well maintained communal gardens and within the grounds there are a number of visitors parking spaces. Within an underground carpark there is an allocated parking space. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this delightful apartment to appreciate its size and finer qualities.

The accommodation comprises.

The development is accessed via secure gates, and steps rise to a communal 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 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 radiators, TV/FM point, satellite point and telephone point.

Kitchen/Dining Room Double glazed front aspect. Fitted with range of base 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 level oven, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, pelmet lights, downlighting, terracotta tiled flooring, telephone point, concealed wall mounted Vaillant gas fired boiler.

Principal Bedroom Double glazed side aspect. Double and single wardrobe cupboards, radiator, telephone point, TV/FM point, door to **Luxury En-Suite Shower Room** Low level WC, vanity unit with inset wash hand basin having chromium mixer tap and cupboard under, mirrored cabinet over, over sized walk-in shower cubicle with hand rails, chromium thermostatic shower control, wall bracket and hand shower and overhead drencher unit, glass screen, localised tiling, chromium towel warmer, extractor fan.

Bedroom 2 Double glazed side aspect, radiator, TV/FM point, telephone point.

Bath/Shower Room Pedestal wash hand basin with chromium mixer tap, recessed shower cubicle, chromium Aqualisa thermostatic shower control with wall bracket and hand shower, low level WC, panel enclosed bath with chromium mixer tap and shower attachment, half tiled walls, ceramic tiled flooring, shaver point, downlighting, towel warmer.

OUTSIDE

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

Parking

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

Additional Information

Leasehold - 125 years from 1st January 2000

Service Charge TBC

Ground Rent Currently £130 per annum

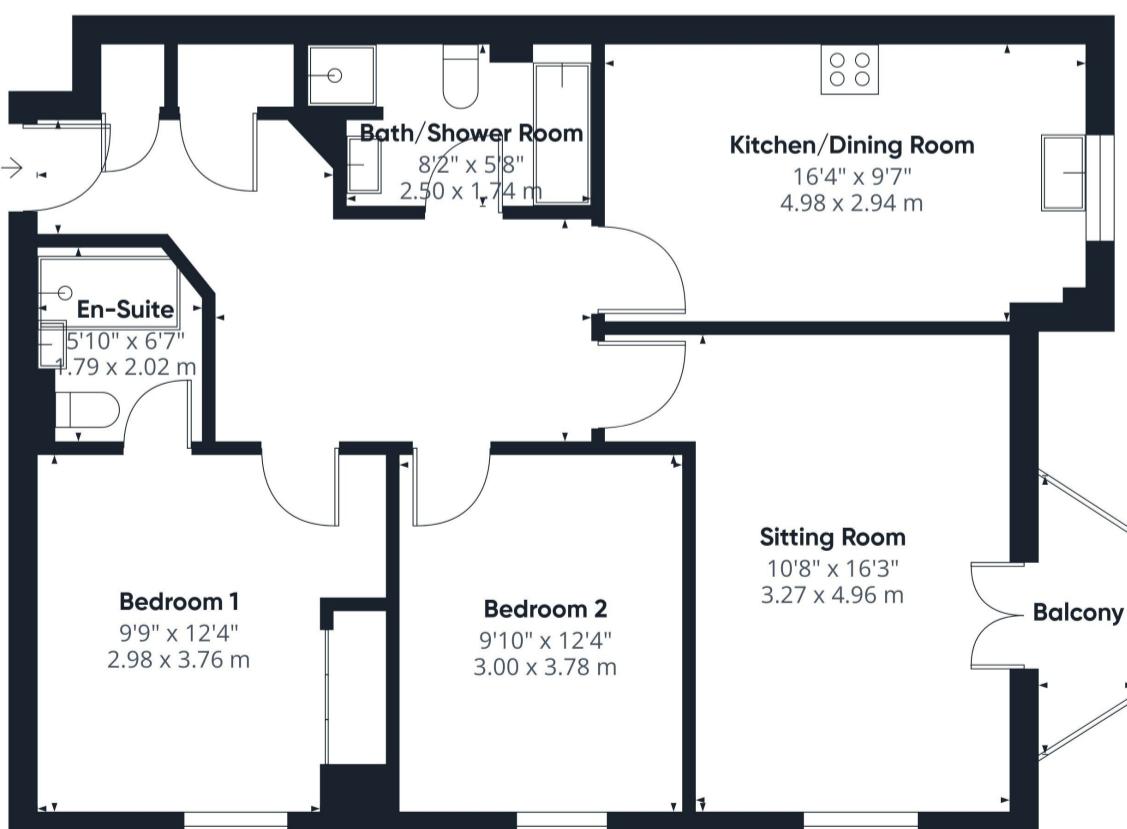
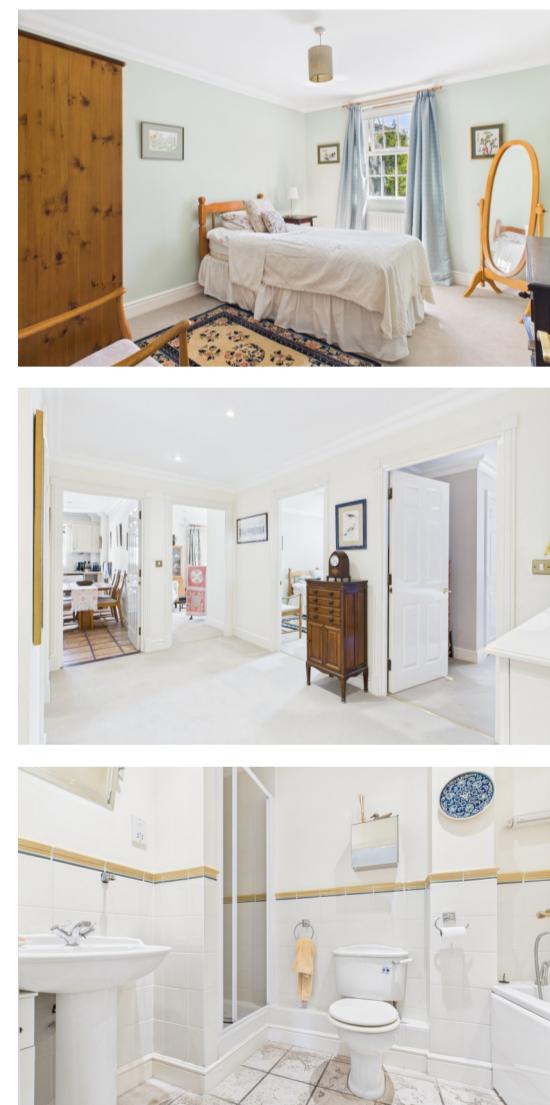
Managing Agents - Hamways of Hamways House, 104 Station Road, East Oxted, Surrey, RH8 0Q3 01883 730890

Council Tax Band - E

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.

Referral Fees: Courtney Green routinely refers 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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		