





Property Description

Connells are delighted to be offering for sale this spacious and well appointed luxury apartment built by Banner Homes and located within the prestigious Potters Place development situated close to Horsham Town Centre.

This renowned gated development 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 second floor (with lift access) and the accommodation comprises an entrance hall, a delightful lounge, a well appointed kitchen with built in appliances, a principal bedroom with an en-suite shower room and a second double bedroom and bathroom. The property is double glazed and enjoys a gas fired heating system to radiators.

Outside there are delightful well maintained communal gardens and there is an underground car park providing one allocated parking space. Within the grounds there are also a number of visitors parking spaces.

Properties within this development are highly sought after and please contact the vendors sole agent Connells to discuss the viewing arrangements.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

Hall

18' 6" Max x 8'0" Max
(5.64m Max x 2.44m Max)

Lounge / Diner

20' 4" Max x 15' 3" Max
(6.20m Max x 4.65m Max)

Kitchen

11' 3" Max x 8' 11" Max
(3.43m Max x 2.72m Max)

Bedroom1

19' 9" Max x 9' 8" Max
(6.02m Max x 2.95m Max)

En Suite

10' 4" Max x 9' 1" Max
(3.15m Max x 2.77m Max)

Bedroom 2

11' 5" Max x 9' 4" Max
(3.48m Max x 2.84m Max)

Bathroom

8' 6" Max x 6' 8" Max
(2.59m Max x 2.03m Max)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/HSH406615

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH406615 - 0015