



Connells

Potters Place
Horsham

Potters Place Horsham RH12 2PL

for sale
£475,000



Property Description

Connells are delighted to offer for sale this two-bedroom first floor luxury retirement apartment with balcony overlooking the pond and being a stone's throw from the town centre. As soon as you arrive at the private gate you will see how secure the development is. You have underground parking and there is plenty of visitor parking. 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 easy to access via the lift. You have the lounge dining that has the balcony, a separate good size kitchen and both bedrooms are doubles. The main bedroom has an en-suite bathroom and another separate bathroom. This is such an exclusive development and an internal viewing is advised so you don't miss out. Call us on 01403 256331 to book your appointment.

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

Kitchen

9' 2" (max) x 10' 11" (max)
(2.79m (max) x 3.33m (max))

Lounge / Diner

15' 2" (max) x 18' (max)
(4.62m (max) x 5.49m (max))

Balcony

Bedroom 1

11' 1" (max) x 20' (max)
(3.38m (max) x 6.10m (max))

En-Suite

9' 8" (max) x 7' 3" (max)
(2.95m (max) x 2.21m (max))

Bedroom 2

10' 11" (max) x 10' (max)
(3.33m (max) x 3.05m (max))

Bathroom

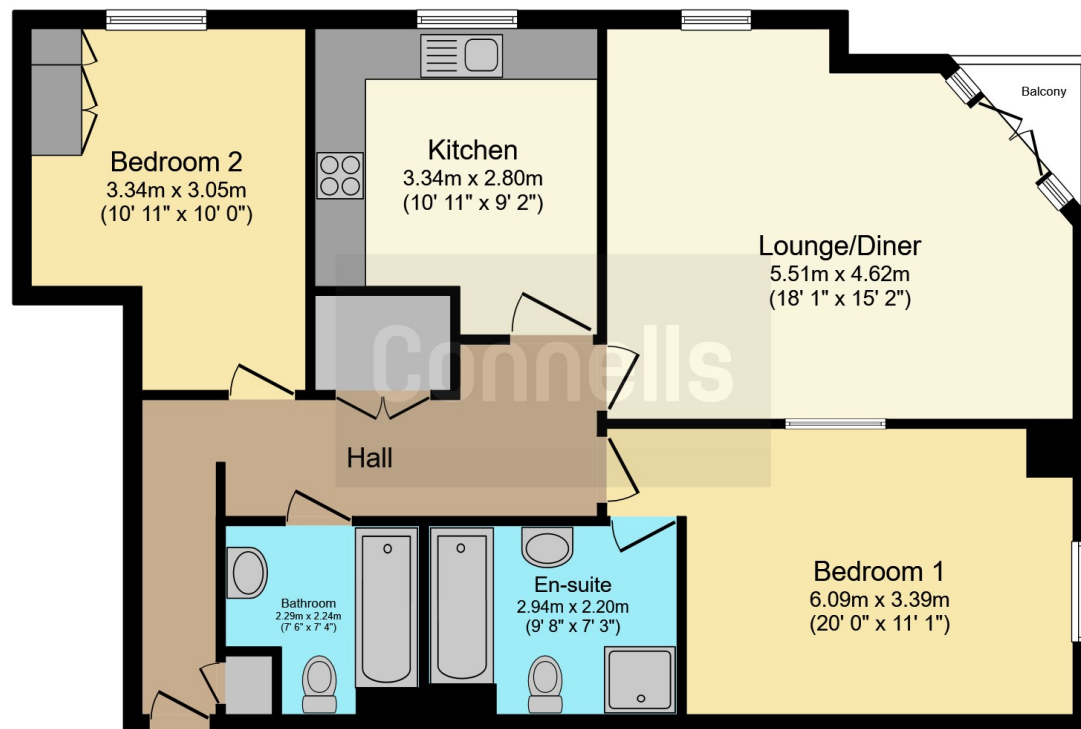
7' 4" (max) x 7' 6" (max)
(2.24m (max) x 2.29m (max))

Hall









Total floor area 90.2 m² (971 sq.ft.) approx

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

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HORSHAM RH12 1EE

EPC Rating: C Council Tax
Band: E

Service Charge:
3057.63

Ground Rent:
174.15

Tenure: Leasehold

view this property online connells.co.uk/Property/HS407123

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.

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Property Ref: HSH407123 - 0003