



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

In Excess of **Offers in excess of £575,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief

- 3 well proportioned bedrooms
- 2 reception rooms
- Spacious and well presented semi detached house
- Built in 2000 by Banner Homes
- Private corner plot garden
- Secure and exclusive gated development
- Garage with power
- 3 bath/shower rooms
- Close to shops, transport links and Horsham park

A fantastic and exceptionally well located 3 bedroom, 2 reception room semi detached house built in 2000 by Banner Homes with garage, private corner plot garden and no onward chain

Council Tax band: F

EPC rating: TBC

Tenure: Leasehold

Lease: 125 years from 2000

Freeholder: Freehold Portfolio LTD

Maintenance charge: £1,384.73 (1 January 2023 - 31 December 2023 - paid in arrears)

Maintenance review period: Annually

Ground rent: £42.87 (1 January 2024 - 31 December 2024)

Ground rent review period: Every 10 years

Managing agents: Hamways LTD





A fantastic and exceptionally well located 3 bedroom, 2 reception room semi detached house built in 2000 by Banner Homes with garage, private corner plot garden and no onward chain. The property forms part of this secure and exclusive gated retirement development designed for those over the age of 50, within walking distance of shopping facilities in the town, major transport links and the ever popular Horsham park.

The accommodation comprises: entrance hallway with storage, shower room, dining room with pocket doors into the sitting room with feature fireplace and rear access onto the garden. The kitchen/breakfast room is fitted with an attractive range of units, integrated appliances and doors onto the garden. Upstairs there is a well proportioned master bedroom with fitted wardrobes and en suite bath/shower room. A double sized guest bedroom is equipped with fitted wardrobes, 3rd bedroom is an ideal hobbies or study room and the bathroom services these bedrooms.

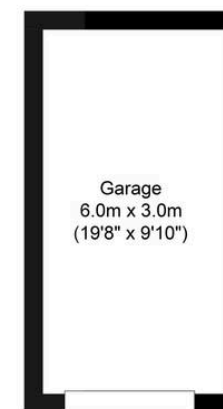
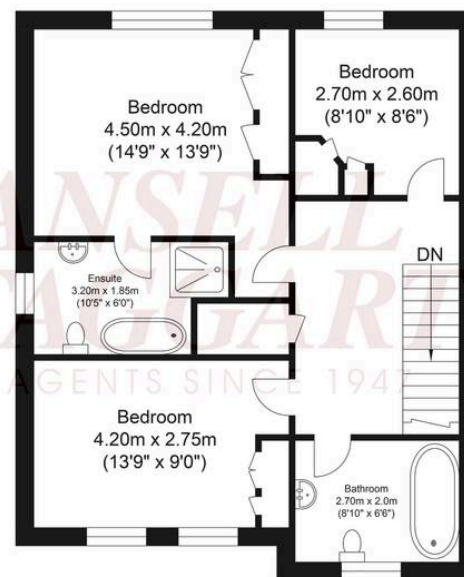
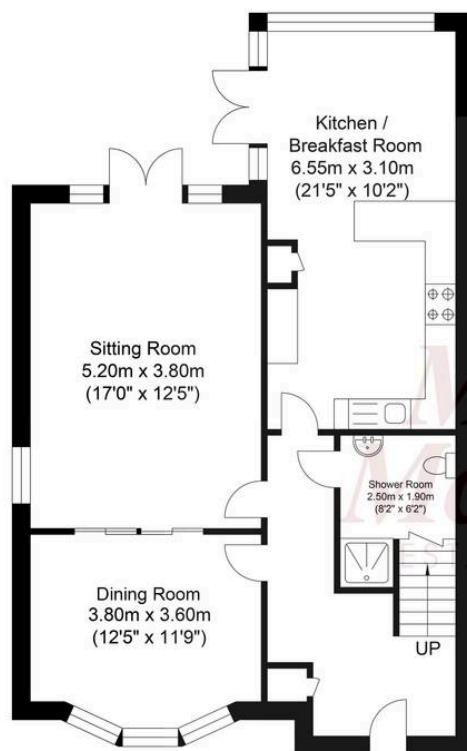
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the airing cupboard).

There is a garage with power and ample resident parking nearby. The 65' x 33' corner plot garden is a particular feature of the property and offers an excellent degree of privacy. The garden has been skilfully stocked with a great selection of lowers and shrubs, and there are plenty of seating areas to entertain in.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family.

Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
735.39 sq ft
(68.32 sq m)

First Floor
Approximate Floor Area
634.31 sq ft
(58.93 sq m)

Garage
Approximate Floor Area
193.75 sq ft
(18.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 127.25 sq m / 1369.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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