44 Potters Place

Horsham, West Sussex, RH12 2PL

Guide Price £440,000 Leasehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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

Courtney Green are delighted to offer for sale this beautifully presented and well-proportioned luxury apartment, built by Banner Homes and located within the prestigious Potters Place development, close to Horsham Town Centre. This highly regarded gated development offers secure and comfortable living, available to those with a minimum age of 60 years for the assignee (and 55 years for a partner/spouse). The apartment is positioned on the first floor, with lift access, and occupies a desirable corner position within the block. The accommodation includes a welcoming entrance hall with large airing cupboard, a bright and spacious dual-aspect sitting/dining room with a feature fireplace and French doors leading to a covered balcony, a comprehensively fitted kitchen with integrated Siemens appliances, a principal bedroom with a triple fitted wardrobe and a recently refitted ensuite shower room. A second double bedroom and bathroom complete the home. The property is double-glazed throughout and has a gas-fired h

Location: The vibrant market town of Horsham offers a unique blend of historic charm and modern amenities, making it a highly desirable place to live. Its bustling centre offers a superb variety of independent boutiques and high street favourites, while East Street, known locally as "Eat Street" is home to an impressive choice of restaurants and cafés. A lively calendar of arts, music, and cultural events ensures there is always something to enjoy. Transport links are excellent, with the mainline station providing direct routes to London and the coast. Gatwick Airport is only a 20-minute drive, and the central bus station offers services to Gatwick, Guildford, and Brighton. For outdoor enthusiasts, Horsham is surrounded by some of the South's most stunning countryside. From tranquil woodland walks to thrilling mountain bike trails, a wealth of leisure opportunities awaits right on your doorstep.

The accommodation comprises:

Entrance Hall A welcoming entrance hall with radiator, downlighting, and a double-width utility cupboard housing the pressurised hot water tank, with space and plumbing for a tumble dryer and shelving above.

Sitting / Dining Room Occupying an enviable corner position within the block, this bright and spacious open-plan living area features a rear aspect window, a central feature electric fireplace with stone surround, and two radiators. French doors with glazed side panels opens onto a covered balcony, providing an outdoor seating area with a pleasant view over the communal grounds and pond.

Kitchen Fitted with a comprehensive range of eye-level and base cabinets and drawers with complementary worktops, the kitchen includes a one-and-a-half bowl sink and drainer with mixer tap, an integrated Siemens electric oven, Siemens four-burner gas hob with extractor hood above, integrated fridge/freezer, integrated washing machine, and Siemens integrated dishwasher. Additional features include a glass-fronted display cabinet, full-height bottle rack, pelmet lighting, under-cabinet lighting, and a rear aspect window.

Principal Bedroom A generous principal bedroom with side aspect window, radiator, and a triple fitted wardrobe. A door leads through to the en suite shower room.

En Suite Shower Room Recently refitted to a high standard, this stylish shower room comprises an oversized walk-in shower with rainfall showerhead and handheld attachment, low-level WC with concealed dual flush and display shelf above, and a wall-hung vanity unit with glass-formed sink and mixer tap, shelving and cabinets below. Further features include a mirrored bathroom cabinet with shaver point, heated towel radiator, downlighting, extractor fan, large-format ceramic floor tiles, and half-height mosaic wall tiling.

Bedroom 2 A well-proportioned double bedroom with rear aspect window, radiator, and wall-mounted gas-fired Vaillant boiler.

Bathroom Fitted with an enclosed panelled bath with mixer tap and hand-held shower attachment, low-level WC, and pedestal wash hand basin with mixer tap. Additional features include a heated towel radiator, mirrored bathroom cabinet with shaver point, downlighting, extractor fan, and half-height wall tiling.

Outside

The development enjoys beautifully maintained communal grounds, with areas of lawn, well-stocked flower and shrub borders, and a feature pond. Secure underground parking provides one allocated space, and there are also several visitors' parking spaces available within the grounds.

Additional Information

Leasehold - 125 years from 01/01/2000

Service Charge - £5828.00 per annum

Ground Rent - Currently £130 per annum

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

Council Tax Band - E

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative before committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer 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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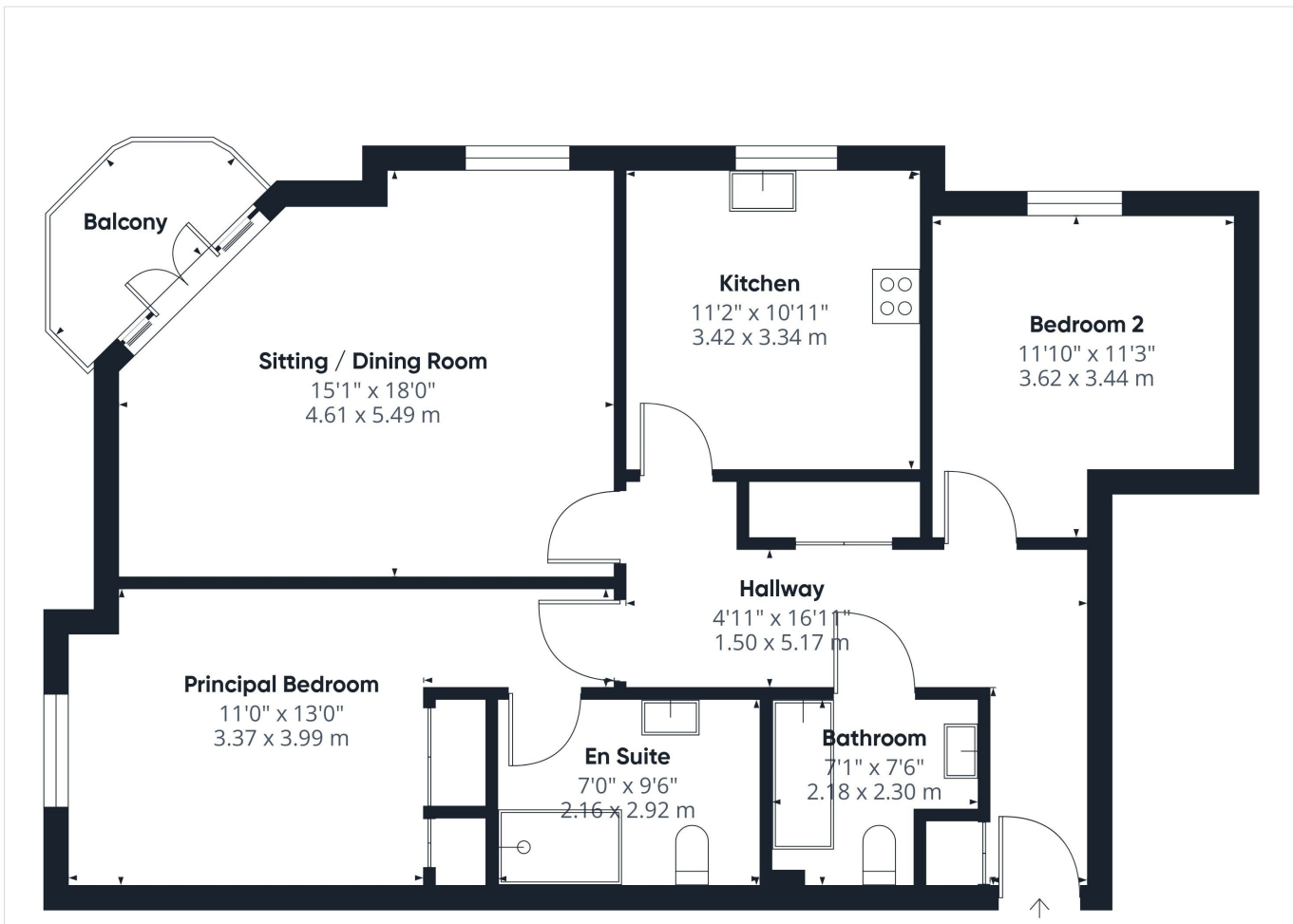
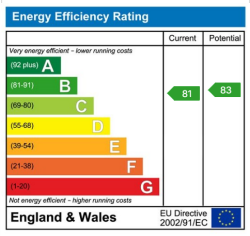


Approximate total area(1)
929 ft²
86.3 m²

Balconies and terraces
41 ft²
3.8 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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