



**Potters Place
Horsham, RH12 2PL**

**Asking Price Of
£575,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Potters Place, Horsham, RH12 2PL



LOCATION

The property is set within a secure, gated development, in an extremely convenient position and within a minutes walk of the picturesque Horsham Park, that also features The Pavilions Sports and Leisure Centre and a number of open-air tennis courts. Horsham's thriving town centre is also only a short walk away that offers a wide variety of independent shops, and major retailers that include John Lewis, Waitrose & Oliver Bonas. The town centre also offers a wide range of bars, restaurants, coffee shops and restaurants, an Everyman Cinema and The Capitol Theatre too. Horsham station is also set within either an easy walk or short drive from Potters Place and offers a direct service to London Victoria in under an hour.

ACCOMMODATION

Tenure: Freehold

This is one of only a few houses on the development and offers spacious accommodation arranged across two floors, approached through a spacious entrance hall with a downstairs shower room. In addition there is a spacious living room with patio doors leading to the garden and double doors to the dining room. The kitchen is well-equipped with an extensive range of base and eye level units, woodblock work surfaces and a range of integrated appliances, that leads open-plan into a conservatory that creates a lovely seating, or additional dining area. On the first floor there are three bedrooms, with the main bedroom featuring fitted wardrobes and an updated shower room. The second bedroom also features fitted wardrobes,

with bedroom 3 an ideal size and position as an office. There is an additional refitted bathroom too.

OUTSIDE

The property is set in a prime position within the development with an appealing East - West orientation, with an attractive landscaped flower bed with an ornamental pond that is professionally maintained. The property has a small private flower bed, laid to slate chippings, with ample space for pot plants. The rear garden is a superb feature, being of a Western aspect and offers a high level of seclusion, with mature shrubs screening to the rear. The garden has been landscaped to make an attractive low-maintenance environment, with a sheltered spot ideal for an outdoor sofa or table and chairs, with an extendable sun-blind. In addition there is a timber storage shed, secure gated rear access and a garage en bloc with power.

ADDITIONAL INFORMATION

Service Charge: £1,500 per annum

AGENTS NOTE

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/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

2 minute walk



Shops

Town Centre
8 minute walk



Trains

Horsham – 0.8 miles
Littlehaven – 1.9 miles



Airport

Gatwick
12.5 miles



Roads

M23
6.7 miles



Sport & Leisure

Pavilions in the Park
0.9 miles



Rental Income

£1,800 pcm



Schools

N/A



Fibre Broadband

Up to 516 Mbps

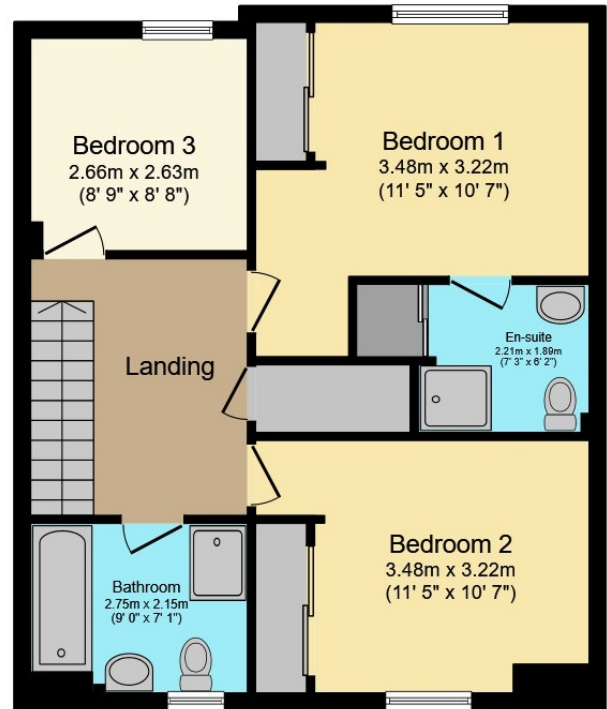


Council Tax

Band F

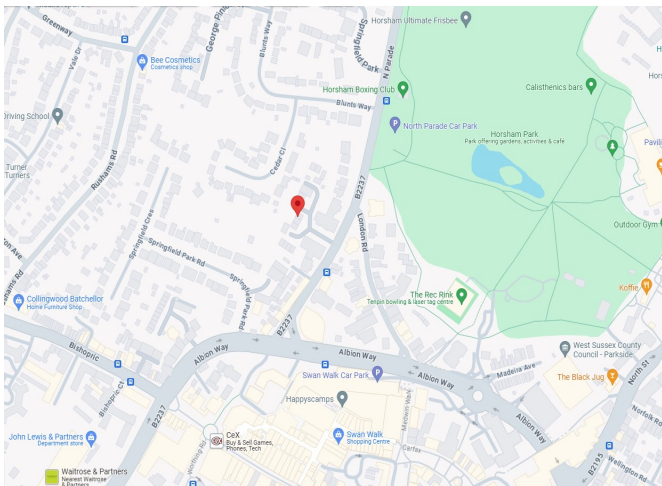


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,386 sq ft / 129 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(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	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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