



33 Potters Place, Horsham, RH12 2PL
£540,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 2 reception rooms
- Duplex apartment of 1,591 sq ft
- Secure gated development in central Horsham
- Immaculately presented accommodation
- Private balcony
- Allocated parking space
- Walking distance of shops, Horsham Park, town centre and railway station
- East and west facing
- 3 bath/shower rooms

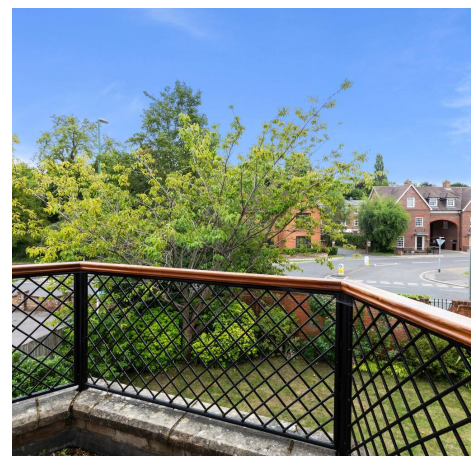
An immaculately presented and spacious 3 double bedroom, 2 reception room, 3 bath/shower room duplex apartment of 1,591 sq ft, built in 2000 by Banner Heritage, designed for those over the age of 50, with private balcony and allocated parking.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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The property is situated in a secure gated development, within walking distance of the town centre, railway station and Horsham Park. The accommodation comprises: good sized entrance hallway, guest bedroom, shower room, bay fronted sitting room and a separate dining room with private balcony. The kitchen/breakfast room is fitted with an attractive range of light Beech effect units with integrated appliances. Upstairs there is a principal bedroom with 2 sets of fitted wardrobes and en suite shower room, further double sized bedroom and well proportioned bath/shower room.

Benefits include loft storage, video entry system, onsite caretaker, 24 hour care-line, double glazed windows and gas fired central heating to radiators (combination boiler located in the airing cupboard).

There is 1 allocated parking space to the front of the property and further visitor spaces. The beautifully tended communal gardens with seating areas surround the development.

Tenure: Leasehold Lease: 125 years from 2000 Maintenance charge: £2,807.58 per annum Maintenance charge review period: Annually Ground rent: £174.15 per annum Ground rent review period: Annually Managing Agents: Hamways LTD

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
875.75 sq ft
(81.36 sq m)

First Floor
Approximate Floor Area
667.79 sq ft
(62.04 sq m)

Approximate Gross Internal Area = 143.40 sq m / 1543.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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