



5 Potters Place, Horsham, RH12 2PL
£475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- First floor (entry level) apartment of 936 sq ft
- Built in 2000 by Banner Heritage
- No onward chain
- Allocated underground parking space
- Lift access
- Fantastic bay fronted sitting room with open outlook
- Principal bedroom with en suite
- Gated and centrally located retirement development
- Striking distance of shopping facilities, town centre, Horsham park and transport links

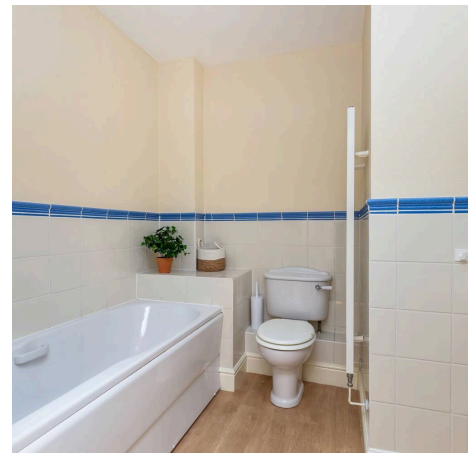
A spacious and well presented 2 double bedroom, 2 bath/shower room first floor apartment of 936 sq ft, built in 2000 by Banner Heritage and designed for those over the age of 60 with lift, shared terrace, underground parking space and no onward chain.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





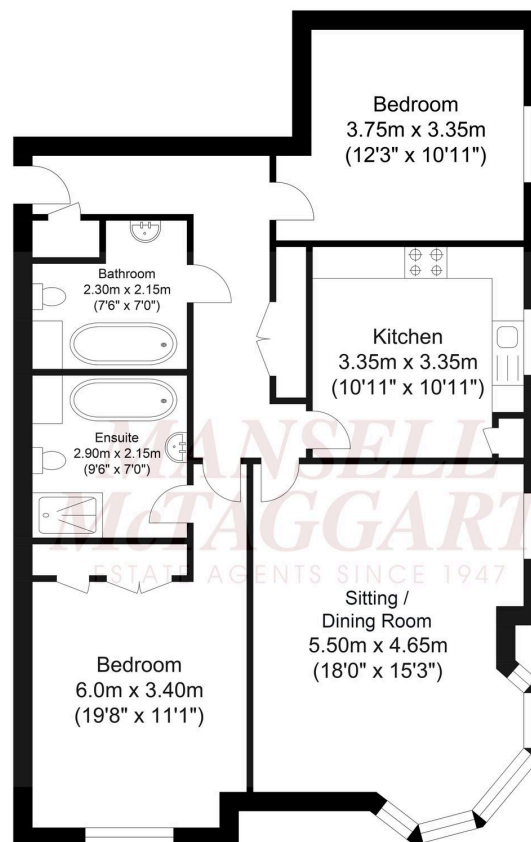
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The accommodation comprises: communal entrance hallway with 2 useful storage cupboards which leads into the superb bay fronted sitting room with westerly aspect and overlooking the fish pond. The kitchen/dining room is fitted with an attractive range of Beech effect units and integrated appliances. The well proportioned principal bedroom is equipped with fitted wardrobes and en suite bath/shower room. A guest bedroom is comfortably a double and again enjoys a pleasant outlook and the bathroom completes the accommodation. Benefits include video entry system, CCTV throughout the development, on-site caretaker, double glazed windows and gas fired central heating to radiators (boiler located in the kitchen/dining room). Via the communal entrance there is a door which provides access onto a paved terrace which is shared with only 1 other property. The gardens are well tended and provides multiple seating areas for get-togethers. A lift leads to the underground parking area with 1 allocated parking space for a vehicle or mobility scooter. NB. The main occupier must be 60 years old but the spouse can be 55 years old plus.

Tenure: Leasehold Lease: 125 years from 2000. Maintenance charge: £2,947.03 per 6 months. 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.





Approximate Floor Area
936.67 sq ft
(87.02 sq m)

Approximate Gross Internal Area = 87.02 sq m / 936.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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