



**Bluecoat Pond  
Christs Hospital, RH13 0NW**

**£375,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Bluecoat Pond, Christs Hospital, RH13 0NW



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### LOCATION

This superb end of terrace house for the over 55's sits in a popular semi-rural location, adjoining the grounds of the famous and historic Christ's Hospital public school with its leisure centre and swimming pool. The setting offers a country lifestyle yet is only some 2½ miles from Horsham, which has a busy town centre with a wide range of national and independent retailers, coffee shops and restaurants. Christ's Hospital boasts a railway station which is within walking distance and provides links to London Victoria in just over 1 hour. The development provides perfect homes of all types of living, with rural tranquillity and communal grounds.

### PROPERTY

The property offers good sized accommodation, arranged across two floors and is presented in good order. The accommodation is approached through an entrance hall with stairs leading upstairs and a door through into a spacious living room, which is flooded with natural light and is a very generous size. This leads into a kitchen space with plenty of cooking areas, worktop space and a good range of modern matching floor and wall mounted units with integrated hob and oven. To the other side of this you will find a pleasantly sized dining area which then leads through to a fantastic conservatory space filled with sunlight perfect for relaxing in the summer evenings. Then to the first floor where you can find two double bedrooms, both featuring built in wardrobe space and then a Jack and Jill bathroom fitted with a white suite off of the master bedroom.

### OUTSIDE

The Victorian pond and water tower are the centrepiece of the estate's spectacular courtyard, with the pretty brick properties surrounded by finely landscaped gardens and grounds. This property boasts its own private

garden area, leading from the conservatory out into a courtyard garden. With side access out to a communal vegetable patch area to the side of the house, and close by you can find your own private garage along with plenty of additional visitor parking bays nearby. Cognatum Estates maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system in each property and resident estate managers are on hand to provide support and help when needed, making this an ideal 'Lock Up & Leave' property. There is a laundry facility on site and two guest suites provide comfortable accommodation for family and friends. A minibus service is also available to residents.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 150 Years from 24 June 1997

Service Charge: £tbc per annum

Service Charge Review Period: tbc

Ground Rent: £tbc per annum

Ground Rent Review Period: tbc

### 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

6 minute walk



#### Shops

Waitrose  
2.2 miles



#### Trains

Christ's Hospital  
0.4 miles



#### Airport

Gatwick  
19.8 miles



#### Roads

M23  
9.2 miles



#### Sport & Leisure

Bluecoat Sports Health  
& Fitness Club  
6 minute walk



#### Rental Income

£tbc pcm



#### Schools

n/a



#### Fibre Broadband

Up to 910 Mbps

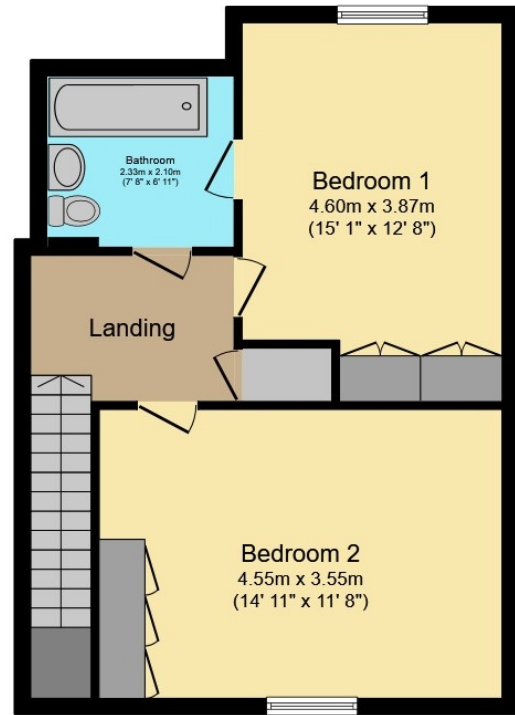


#### Council Tax

Band F

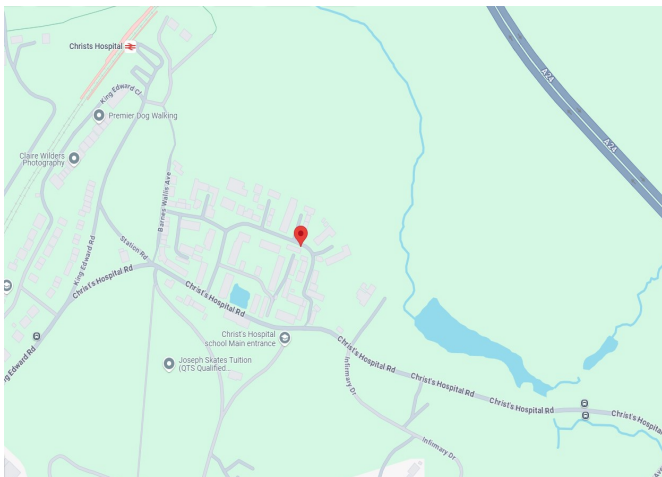


Ground Floor



First Floor

## Map Location



## Total Approximate Floor Area

**1,242 sq ft / 115 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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**horshamsales@brocktaylor.co.uk**



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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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