



**Bluecoat Pond,  
Christ's Hospital, RH13 0TN**

**Asking Price  
£499,950**

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

## Bluecoat Pond, Christ's Hospital, RH13 0TN



### LOCATION

Christ's Hospital is a small village, set to the south side of Horsham, famous for its historic school, with the property set on the former site of a dairy. Although a small village it boasts a main line station, with a direct service to London Victoria in around an hour, Bluecoats Sports, Health & Fitness Club and Christ's Hospital Theatre, together with a chapel and shop. The village is also within close proximity of Horsham Health and Fitness, with both an 18 hole and par 3 golf course and a short drive from a three supermarkets - Sainsbury, Waitrose & Aldi. The town centre also offers a wide selection of shopping facilities, including a John Lewis, a twice-weekly market, numerous restaurants, an Everyman Cinema & The Capitol Theatre.

### PROPERTY

This superb 2 double bedroom home in a age restricted complex is one of a kind, a wing house which is normally very sought after as they do not come up often. The front door of this charming house opens into a large, bright hall, that has doors leading through to all rooms, including the generous living / dining room that provides so much space for all the furniture you need and becomes the ideal space to relax at the end of a long day. The kitchen which boasts a modern range of floor and wall mounted units is a great space and can also accommodate a small breakfast table. There is plenty of storage cupboards on the ground floor as well as a convenient downstairs WC. This fine home boasts two double bedrooms, one of which can be found on the ground floor of the property making it great for accessibility. Both bedrooms benefit from built in storage and a large ensuite bathroom with a bath. The ground floor bedroom ensuite also features a separate walk in shower cubicle.

### OUTSIDE

This property boasts its own private garden area, leading from patio doors off the living room out into a large garden with patio area and a laid lawn area. You also have direct access to your own private garage. You can also find 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 communal 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 if needed. There is a laundry facility on site, and a minibus service is also available to residents.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 150 Years from 25 December 2003

Service Charge: £7,249 per annum (£604.00 per month)

Service Charge Review Period: Annual

### 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**

Waitrose  
2 miles



**Trains**

Christ's Hospital  
0.3 miles



**Airport**

Gatwick  
19.7 miles



**Roads**

M23  
9.1 miles



**Sport & Leisures**

Bluecoat Sports Health & Fitness Club  
7 minute walk



**Rental Income**

£1,550 pcm



**Schools**

Christ's Hospital



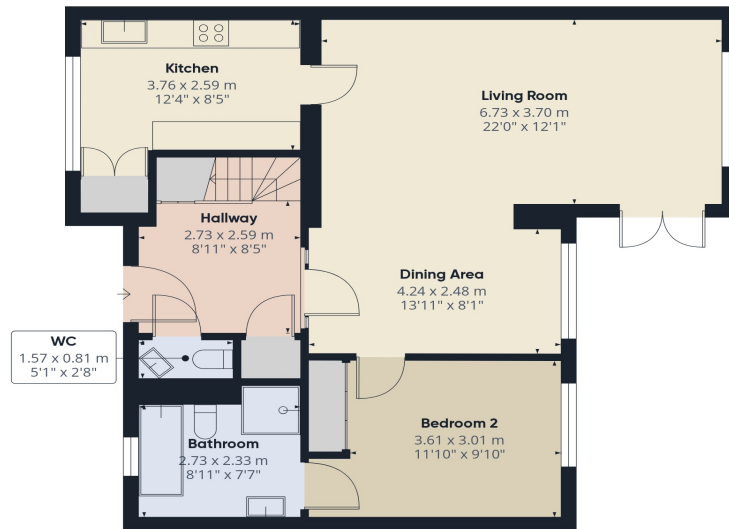
**Fibre Broadband**

Up to 500 Mbps

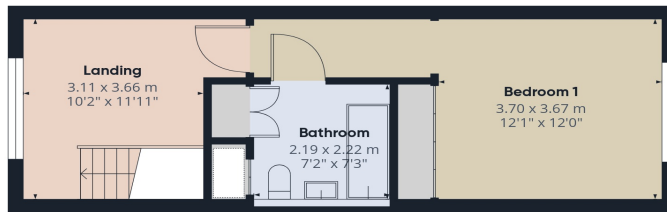


**Council Tax**

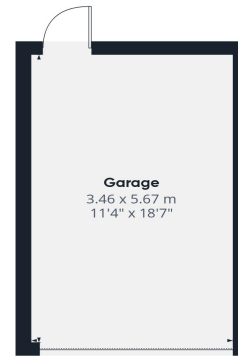
Band F



Ground Floor Building 1

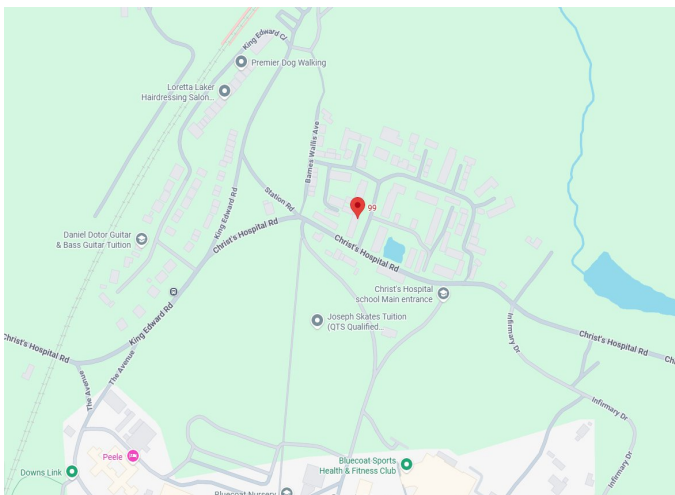


Floor 1 Building 1



Ground Floor Building 2

**Map Location**



**Total Approximate Floor Area**  
**1243 sq ft / 115.4 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	60	70
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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 no 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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