



Bluecoat Pond, Christs Hospital

Guide Price £420,000

16 Bluecoat Pond

Christs Hospital, Horsham

A beautifully presented three bedroom first floor apartment in this sought after location on the edge of Horsham in Christs Hospital. – The property offers spacious accommodation including lovely sitting room with doors leading to a balcony, kitchen, three bedrooms with the principle bedroom benefitting from ensuite and spacious entrance hall.

The property also benefits with views over the well maintained estate grounds and pond. The property is located in a purpose-built retirement development for the over 55s/60s. The property offers spacious accommodation including lovely sitting room with doors leading to a balcony, kitchen, three bedrooms with the principle benefitting from ensuite and spacious entrance hall.

Management services are provided by Cognatum Estates, a not-for-profit organisation and one of the UK's leading companies in retirement housing. Bluecoat Pond, situated on the former Christ's Hospital School dairy site, takes its name from the long blue coats still worn by the students. 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. Although it doesn't officially hold village status, Christ's Hospital does benefit from a railway station near to the estate. Christ's Hospital School also offers a hugely varied programme of high-quality music and drama performances, held in their purpose-built theatre designed by the same architect responsible for London's Young Vic.







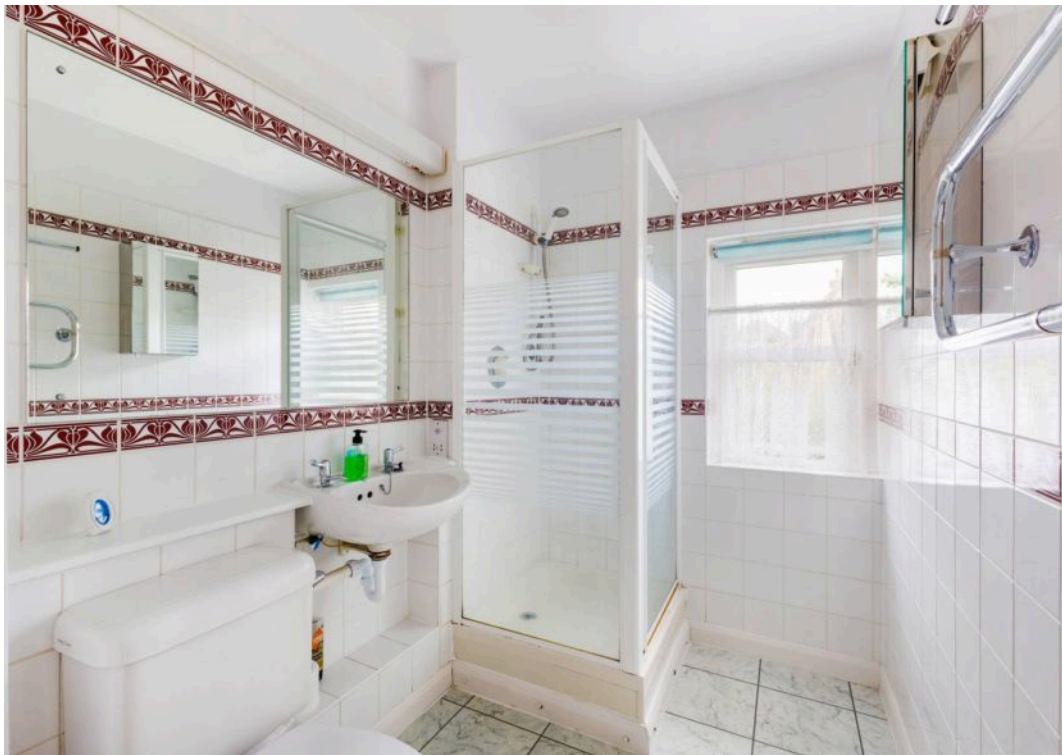
FIRST FLOOR

GARAGE
(Not In Position)



Bluecoat Pond

Approximate Area = 1207 sq ft / 112.1 sq m
Garage = 202 sq ft / 18.8 sq m
Total = 1409 sq ft / 130.9 sq m
For identification only - not to scale



The town of Horsham is only a short drive away and still retains its old-world charm with a traffic-free centre, as well as an excellent range of shops, pubs and restaurants and an arts centre with a theatre and cinema. The local area offers many opportunities to enjoy the countryside and wildlife, with Warnham Nature Reserve, Horsham Park, Huxley's Birds of Prey Centre and Sumners Ponds all no further than seven miles from the estate. 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 a guest suite provides comfortable accommodation for family and friends. A minibus is available to take residents on regular shopping and other trips. The cost of providing these services is shared equally between all properties. There are no restrictions on owning a property except that one resident must be over 55 years of age. 150 year lease (from 1997 OR 2005). No ground rent. Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.