



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

**Offers Over  
£400,000**

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



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### THE LOCATION

Christ's Hospital is a small village, set to the south side of Horsham, famous for its historic public 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.

### ACCOMMODATION SUMMARY

The property offers good-sized, well planned accommodation extending to 1076 square feet, arranged across one floor and accessed via an easy rising staircase, with the option of a stair lift. The central hallway is generous, featuring a number of storage cupboards and leading into a spacious living room that includes ample seating areas and an attractive walk-in bay window. The kitchen has been recently refitted, with a contemporary range of matching floor and wall mounted, granite work surfaces, integrated appliances and a large dining area. The principal bedroom benefits from fitted wardrobes and a large, refitted en suite boasting an oversized shower cubicle. There is a further double bedroom, also offering fitted wardrobes and an adjacent refitted shower room.

### GARDENS & PARKING

The property is set within delightful professionally maintained gardens, with attractive seating areas, a large Victorian ornamental pond and stocked flower and shrub borders. There are also both resident's and visitors parking bays, and a garage set within a small block in close proximity to the property.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 150 Years from 24 June 1997

Service Charge: £1,743 per quarter

Service Charge includes: Estate Manager, Mini-Bus Service, Events, Laundry Facilities, Garden Maintenance, Pendant (call service - if required)

Service Charge 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

1 minute walk



#### Shops

Waitrose  
2.1 miles



#### Trains

Christ's Hospital  
0.3 miles



#### Airport

Gatwick  
16.7 miles



#### Roads

M23  
9.1 miles



#### Sport & Leisure

Bluecoat Sports Health  
& Fitness Club  
7 minute walk



#### Rental Income

£tbc pcm



#### Schools

n/a



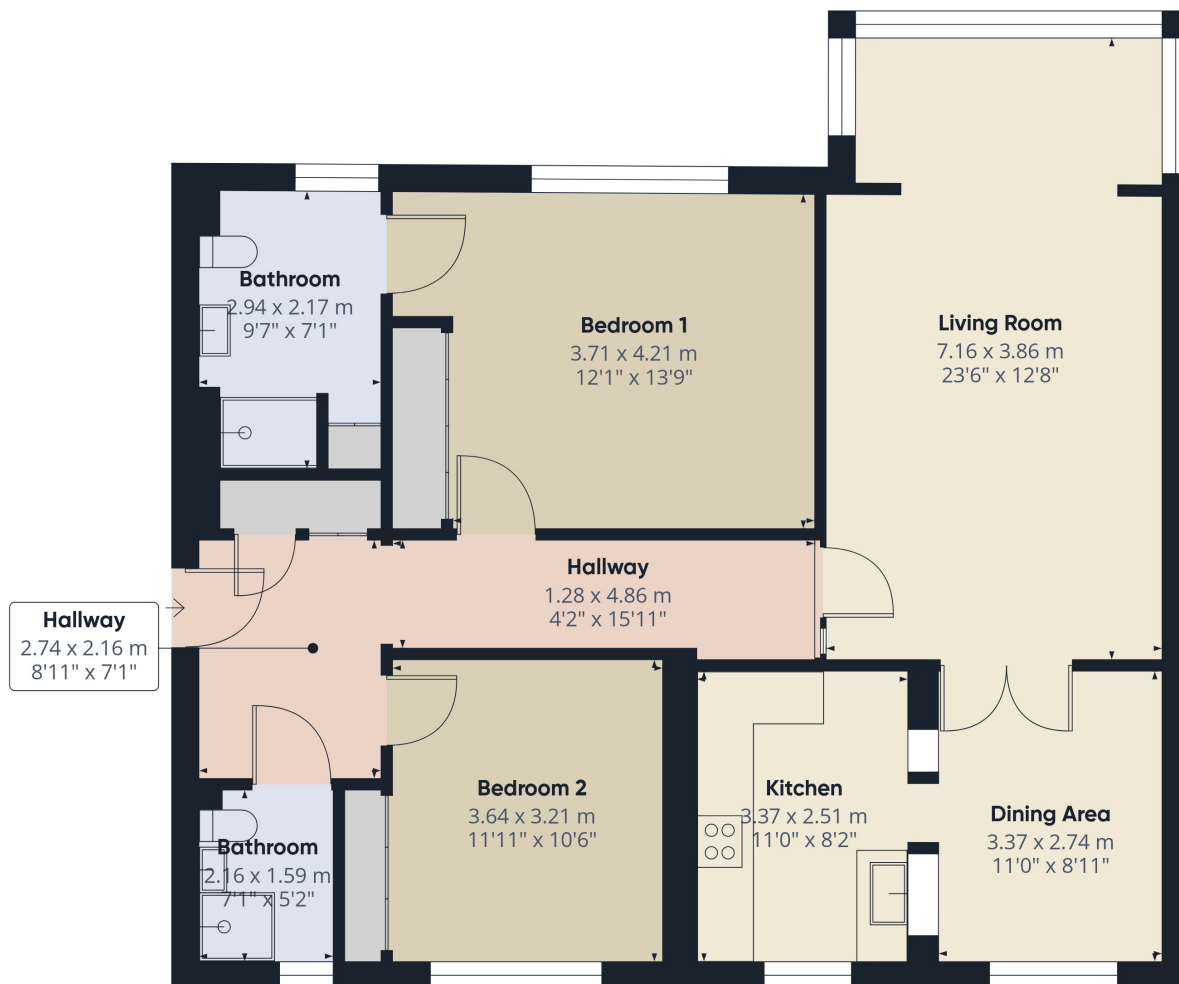
#### Broadband

Up to tbc Mbps

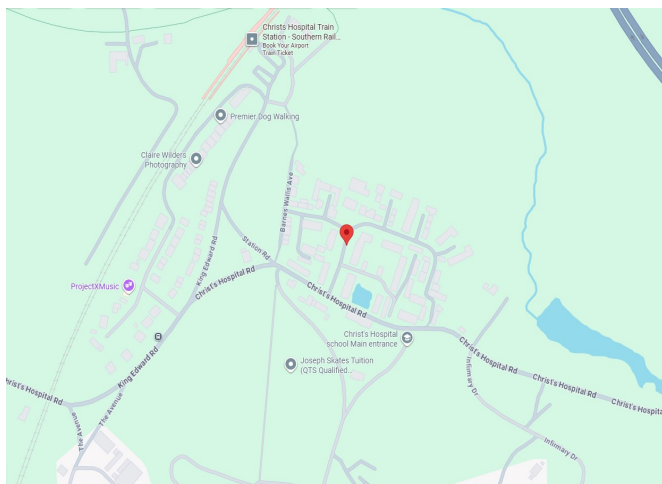


#### Council Tax

Band F



## Map Location



## Total Approximate Floor Area

**1,076 sq ft / 100 sq m**

## EPC Rating

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

Viewing arrangements by appointment through Brock Taylor

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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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