



**19 Bluecoat Pond, Christ's Hospital, Horsham, West Sussex, RH13 ONW**

An attractive end of terrace two-bedroom cottage with garage overlooking landscaped gardens.

**Entrance Hall**

**Downstairs Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double Bedrooms**

**Bathroom**

**Garage**

**Patio Garden**

**Conservatory**

**150 year Lease (from 1997)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

19 Bluecoat Pond is an attractive two-bedroom cottage with patio garden and garage.

Upon entering the property there is a spacious entrance hall leading to the downstairs shower room and living room.

The light and airy living room features an electric fireplace and surround along with air conditioning and leads into the separate dining room and conservatory, making a very spacious and open plan reception area. The kitchen has a range of fitted units with a built in electric Bosch oven and hob plus an integrated fridge freezer and washing machine along with a Harvey water softener. Both the kitchen and conservatory lead out to the private patio garden to the rear of the property.

The conservatory has been fitted with a new roof with heat protection and self cleaning glass.

Upstairs there are two double bedrooms both with built in wardrobes. The master bedroom has an ensuite bathroom which can also be accessed from the landing.

The property has electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

The rear garden is enclosed with a patio and flower boarders. There is also a gate which leads to the rear.

**Guide Price: £440,000 (Leasehold)**

## Directions to Bluecoat Pond

Christ's Hospital is southwest of Horsham and from the A24 take the Worthing Road (B237) just north of Southwater into Horsham. Pass the Horsham Golf and Fitness Club on your left and take the second left into Tower Hill. Continue along this road and after about 400 yards the road bends sharply to the left.

Continue into Two Mile Ash Road under the dual carriageway and take first right into Christ's Hospital Road. After about 700 yards the development will be found on the right hand side.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01403 249512 / 07384 113487 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



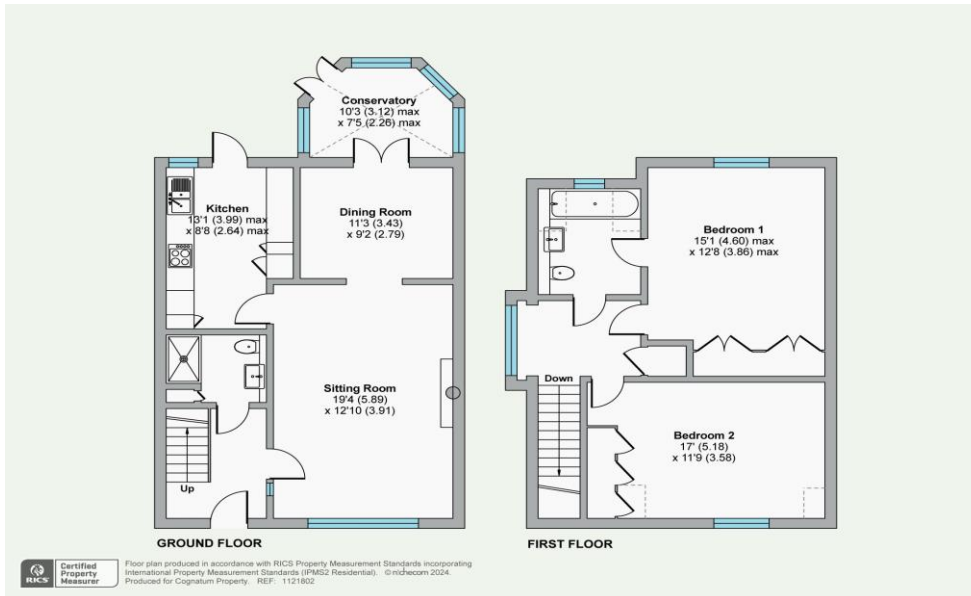
Bedroom 1



Bedroom 2



Bathroom



Rear with garden

**Approximate Gross Internals: 115 m<sup>2</sup> / 1238 ft<sup>2</sup>    Service Charge: £6,416pa    Energy Performance Rating: D    Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

## Bluecoat Pond

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 has postal facilities, a chapel, a farm shop and a railway station with regular trains to London Victoria, via Horsham and Gatwick, Bognor Regis and Chichester. 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. 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 Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

### Services and Amenities at a Glance



36 PROPERTIES  
BUILT 1997-2004



RESIDENT  
ESTATE  
MANAGER



GUEST  
SUITE



GARDENER



MINIBUS  
SERVICE



LAUNDRY  
FACILITY



The Water Tower and Pond at Bluecoat Pond



Christ's Hospital School



Horsham Town Hall



Sumners Ponds

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