



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

A beautiful two bedroom cottage, overlooking the Victorian pond and just a short distance from local shops and a train station.



Entrance Hall

The Property

Downstairs Shower Room

30 Bluecoat Pond is a well presented two bedroom end of terrace cottage situated on the beautiful Bluecoat Pond Estate,

Sitting Room

Upon entering the property, you are welcomed into a light and spacious hallway leading to the useful downstairs shower room and through to the inviting open plan sitting and dining room.

Dining Room

The sitting room features an electric fireplace and views over the Victorian pond.

Kitchen

Two Double Bedrooms

The fully fitted kitchen features an integrated oven and induction hob, along with an integrated dishwasher and fridge freezer. There is a range of cupboards providing ample storage space. The property's conservatory leads directly from the kitchen providing the perfect breakfast spot.

Bathroom

Garage

Patio Garden

150 year Lease (from 1997)

Upstairs the property has two large double bedrooms both with built in storage with bedroom one benefiting from a 'Jack n Jill' style main bathroom.

No Ground Rent

There is a large enclosed patio garden to the rear of the property which has direct access to the garage complete with light and power.

55+ Age Covenant.

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

Guide Price: £ 385,000 (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

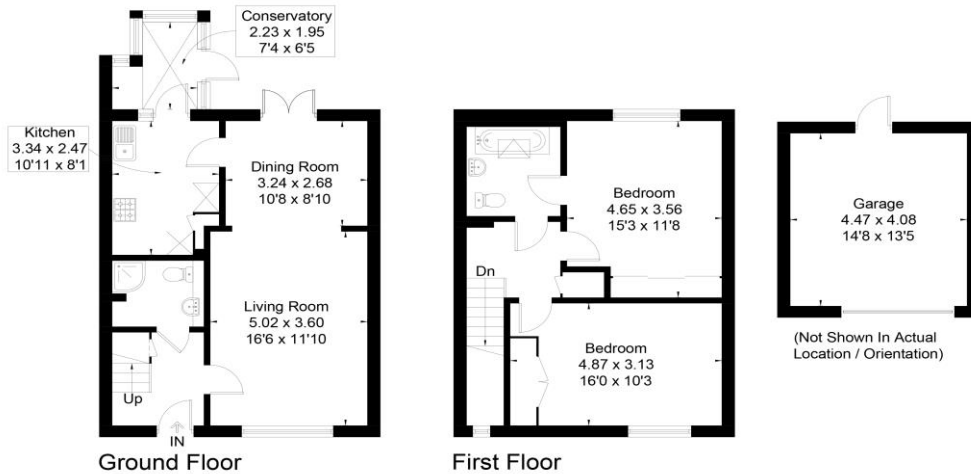


Bedroom 2



Bathroom

Approximate Floor Area = 96.3 sq m / 1036 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 114.4 sq m / 1231 sq ft



Rear with garden



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105155

Approximate Gross Internals: 96.3 m² / 1036 ft² Service Charge: £7769 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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