



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

An attractive three bedroom first floor apartment with balcony and garage overlooking landscaped garden and with views of the Victorian pond and water tower.

Entrance Hall

Shower Room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

One Single Bedroom

Bathroom

Garage

Balcony

150 year Lease (from 1997)

No Ground Rent

55+ Age Covenant.

The Property

16 Bluecoat Pond is a spacious three bedroom first floor apartment located on the beautiful Bluecoat Pond estate. The apartment benefits from a balcony overlooking the water tower and Victorian pond.

Upon entering the property you are welcomed into a spacious hallway leading to all main living areas of the property.

The generous open plan sitting and dining room is light and airy making it a great space for entertaining. The sitting room has French doors which open directly out on to the balcony providing beautiful views to enjoy.

There is a fully fitted kitchen which benefits from a range of fitted units providing ample storage space and an integrated electric double oven and fridge freezer. There is also space for a freestanding dishwasher and washing machine.

The property has two large double bedrooms both with built in storage, bedroom one also has an en-suite and there is a third good sized bedroom which could be used as a study.

A main bathroom can be found either side of the hallway when entering the property.

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

A single garage, with light and power, is located in a block nearby.

Guide Price: £400,000 (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



Bedroom



Bathroom

Approximate Floor Area = 112.1 sq m / 1207 sq ft
 Garage = 18.8 sq m / 202 sq ft
 Total = 130.9 sq m / 1409 sq ft



Balcony with views of the water tower.

 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 #96912

Approximate Gross Internals: 112.1m² / 1207 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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