



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

A beautifully presented, refurbished two-bedroom end of terrace cottage with conservatory, patio garden and garage situated in an attractive courtyard 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

20 Bluecoat Pond is a beautifully presented cottage complete with conservatory, patio garden and garage. The property was refurbished in 2023 and is situated within well maintained estate grounds .

Upon entering the property, you are welcomed into a light and airy entrance hall which leads through to the useful modern downstairs shower room and into the inviting open plan sitting/dining room featuring an electric fireplace and views out to the courtyard garden making it a great space for entertaining. The conservatory is accessed from the dining room and leads out to the enclosed patio garden.

The contemporary kitchen has a range of fitted units including sliding cupboards for storage and hidden sockets within cupboards for appliances. There is an integrated electric Neff hob, oven and microwave along with an integrated fridge freezer and dishwasher. Hidden plumbing for a washing machine can be found in the downstairs shower room.

Upstairs the property has two double bedrooms both with built in storage, with the main bedroom also benefiting from an en-suite shower room which has been refurbished to a high standard.

There is electric heating throughout with underfloor heating found in both shower rooms and kitchen along with 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.

**Offers in excess of : £ 380,000 (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



Kitchen



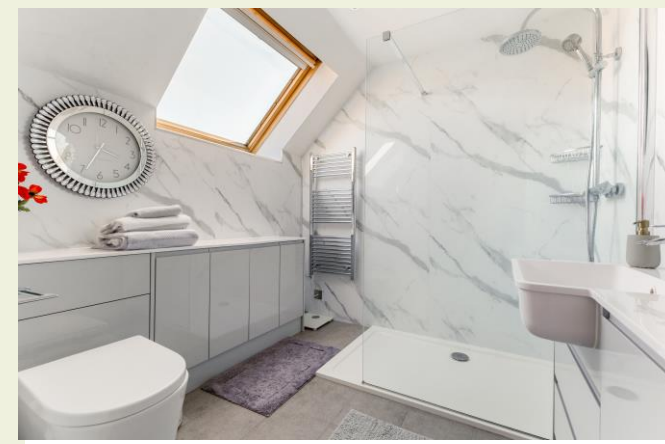
Conservatory



Bedroom 1



Bedroom 2

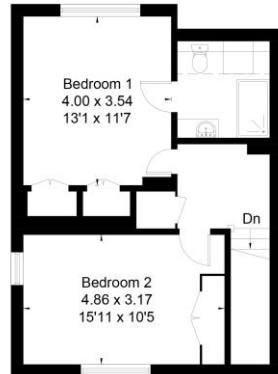


Shower room

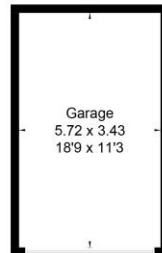
Approximate Floor Area = 103.7 sq m / 1116 sq ft  
 Garage = 19.7 sq m / 212 sq ft  
 Total = 123.4 sq m / 1328 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #89612

**Approximate Gross Internals: 103.7m<sup>2</sup> / 1116 ft<sup>2</sup> Service Charge: £7769 pa 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

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)

[www.cognatum.co.uk](http://www.cognatum.co.uk)

Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL