



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

**Asking Price
£385,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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THE LOCATION

The property is situated within an exclusive over 55's development, on the site of the former dairy, serving the historic Christ's Hospital School, approximately 2.5 miles to the South West of Horsham town centre. The development provides numerous useful facilities, including a Chapel, postal facilities, a theatre (at the school), a useful shuttle bus and its own main line station, offering direct links to Horsham, London Victoria and Bognor Regis. Horsham town centre offers a wide range of bars, restaurants and coffee shops, together with a twice-weekly market and an excellent selection of shopping facilities, from independent retailers to major High Street brands including John Lewis.

ACCOMMODATION SUMMARY

The property offers spacious accommodation arranged across two floors and benefits from its own private entrance, leading into a good-sized hall with a ground-floor shower room. There is a generous living room, with an attractive feature fireplace and pleasant views across the mature pond, which flows open-plan into a dining room. The modern fitted kitchen is positioned adjacent to the dining room and includes a good range of matching floor and wall-mounted units, along with a range of integrated appliances, including an oven, microwave, hob and dishwasher. An additional small conservatory provides a useful storage area. The first floor features two generous double bedrooms, complemented by a modern white bathroom suite, double glazing, and gas central heating.

PARKING AND GARDENS

To the front of the property, a pathway leads to the front door, bordered by mature shrubs and a flower bed, and enjoying attractive views over the mature pond. To the rear, the house benefits from its own enclosed private garden, designed for low maintenance, with paved areas and well-stocked flower beds featuring a variety of shrubs and perennials. The garden is enclosed by a brick wall and fencing, and includes a private access door leading into the GARAGE, which is equipped with power, lighting, and an electric roller-shutter door. The garage is wider than a standard garage, with private parking set outside the garage door. The development also offers attractive seating within professionally maintained communal gardens, along with a covered seating area adjacent to the Victorian pond and water tower.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 150 Years from 24 June 1997
Service Charge: £tbc per annum
Service Charge Review Period: tbc
Council Tax Band: F

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

2 minute walk



Shops

Waitrose
2.2 miles



Trains

Christ's Hospital
0.4 miles



Airport

Gatwick
19.8 miles



Roads

M23
9.2 miles



Sport & Leisures

Bluecoat Sports &
Fitness Club
10 minute walk



Rental Income

£tbc pcm



Schools

Christ's Hospital



Fibre Broadband

Up to 1600 Mbps

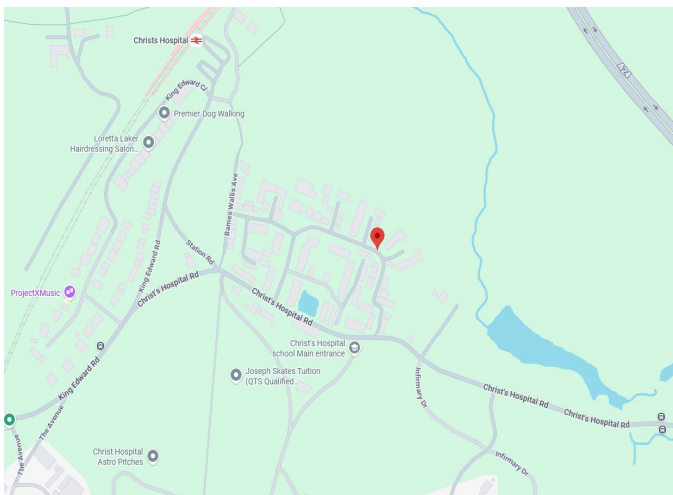


Council Tax

Band F



Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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 no 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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