



## 57 Bluecoat Pond

Christs Hospital, Horsham, West Sussex, RH13 0NW

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# 57 Bluecoat Pond

A well-presented, two-bedroom semi-detached house situated on a mature plot, in a cul-de-sac, with allocated parking. Located in the well-connected village of Christs Hospital, close to local amenities and mainline railway station, just a short drive from Horsham town.

- TWO DOUBLE BEDROOMS
- MODERN AND SPACIOUS BATHROOM
- SEPARATE DINING ROOM
- GARDEN ROOM
- PART-WALLED GARDEN
- ALLOCATED PARKING SPACE

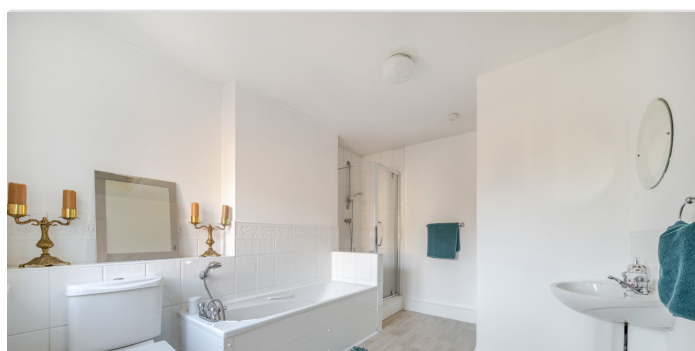




Tucked away in the desirable Bluecoat Pond development, this two-bedroom home offers surprisingly spacious accommodation in a versatile layout arranged over two floors.

The welcoming hallway provides access to the ground floor consisting of sitting room, garden room, kitchen, and separate dining room. The sitting room has a decorative, feature fireplace with ornate surround and wood mantel. From here there is access into the cosy garden room with a stable door that leads into the garden. The dining room provides ample space for entertaining guests and has a useful understairs storage cupboard. Step down from here into the kitchen with plenty of natural light and practical yet stylish wood-effect flooring. The kitchen is fitted with shaker-style units with contrasting stone-effect worktops and finished with modern tiling. Appliances include an electric oven, four-ring gas hob with extractor over, washing machine, dishwasher, and fridge/freezer.

The central stairwell leads to the first-floor landing which provides access to two double bedrooms, one with built-in storage, and a spacious family bathroom. This modern bathroom has been fitted with a white suite comprising low-level WC, panelled bath, separate shower cubicle, pedestal handwash basin, and is finished with white tiles and wood-effect flooring.



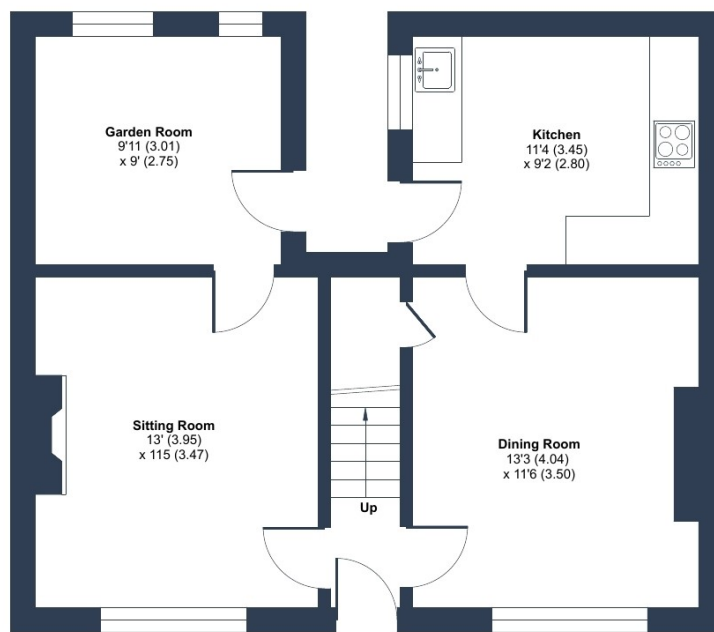
## OUTSIDE

The property is approached via steps with a footpath leading to the rear garden. The landscaped east-facing rear garden is a lovely, part-walled space, ideal for aspiring gardeners. Mainly laid to lawn with a storage shed and generous patio area, ideal for alfresco dining and entertaining. Opposite the house is a courtyard parking area, with allocated parking for one car.

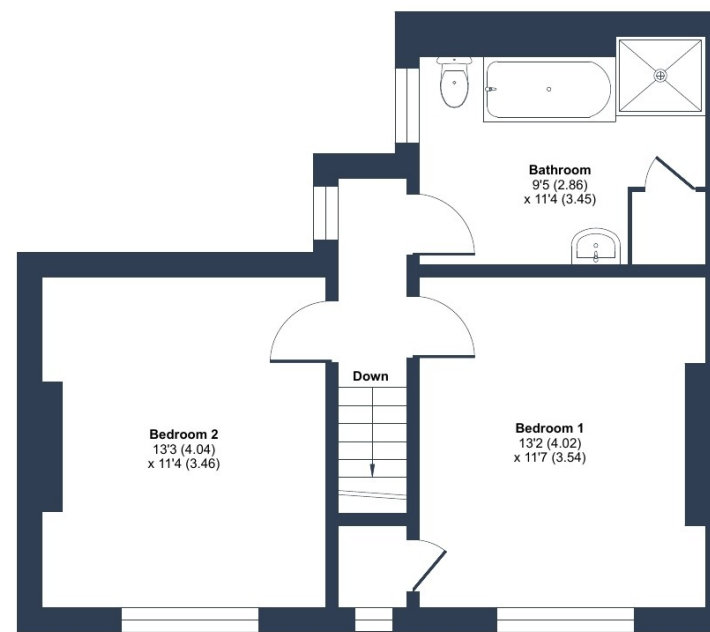
Christ's Hospital is a quaint village just four kilometres away from Horsham famous for the historic independent boarding school. The village benefits from a main line station, with direct services to London Victoria and to the south coast. Bluecoats Sports, Health & Fitness Club offers a variety of health and fitness facilities including a swimming pool, tennis courts and padel. Horsham town centre is just a short drive away, offering a wide range of restaurants, services, and shopping facilities.







**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1036 sq ft / 96.2 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1384766

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

#### Services

Electricity, mains gas, water and mains drainage are currently connected to the property. Council Tax Band D. EPC-D.

Agents note: An annual service charge is payable for this property and some images shown are virtually staged for illustration purposes only.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110** or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

