



82 Bluecoat Pond, Christs Hospital

Guide Price **£550,000**

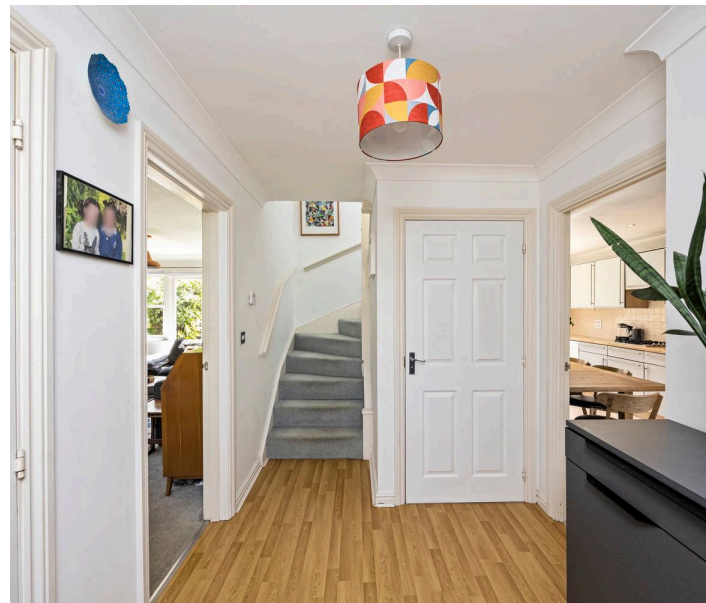

Henry Adams
estate agents

82 Bluecoat Pond

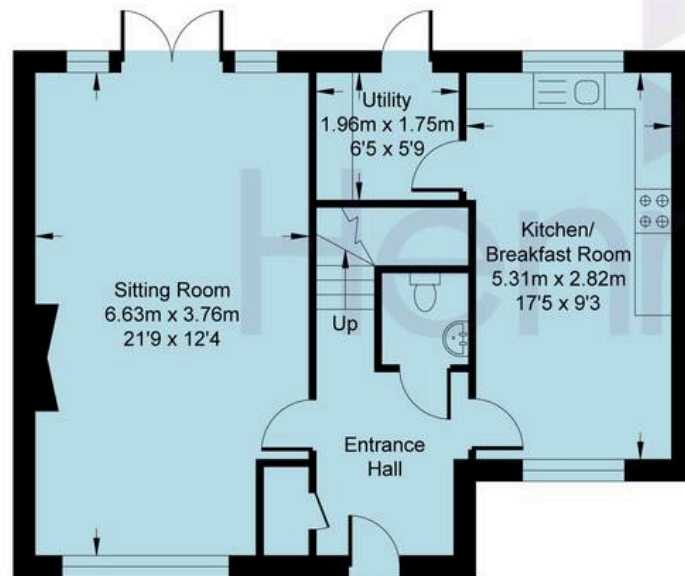
Christs Hospital, Horsham

This six bedroom semi-detached family home is ideally situated in the sought-after Christs Hospital area, offering convenient access to the local train station and the picturesque Downlink for countryside walks. The property is thoughtfully arranged over three floors and features spacious accommodation throughout, making it an ideal choice for growing families. The welcoming entrance hall leads to a generous sitting room with a feature fireplace, providing a comfortable space for relaxation. The well-appointed kitchen and breakfast room is perfect for family meals and entertaining, while a separate utility room and ground floor WC add practicality to the layout. Upstairs, the principal bedroom benefits from an ensuite shower room, and five further bedrooms are served by a modern family bathroom. Each room is finished to a high standard, ensuring comfort and style for all members of the household.

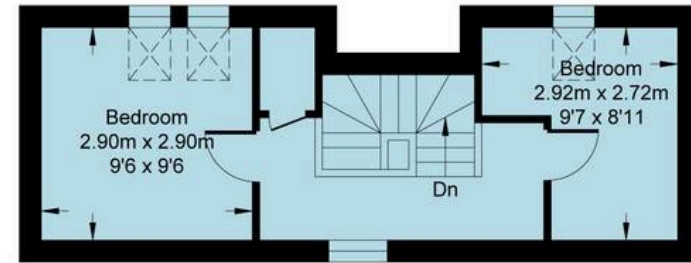
The property boasts an attractive rear garden, featuring a large patio area that is ideal for outdoor dining, barbeques, and social gatherings. The garden is mainly laid to lawn, offering ample space for children to play or for keen gardeners to create their own outdoor haven. Mature shrubs and fencing provide privacy and a pleasant outlook. At the front of the property, you will find allocated car port parking, ensuring convenient and secure off-street parking for residents.



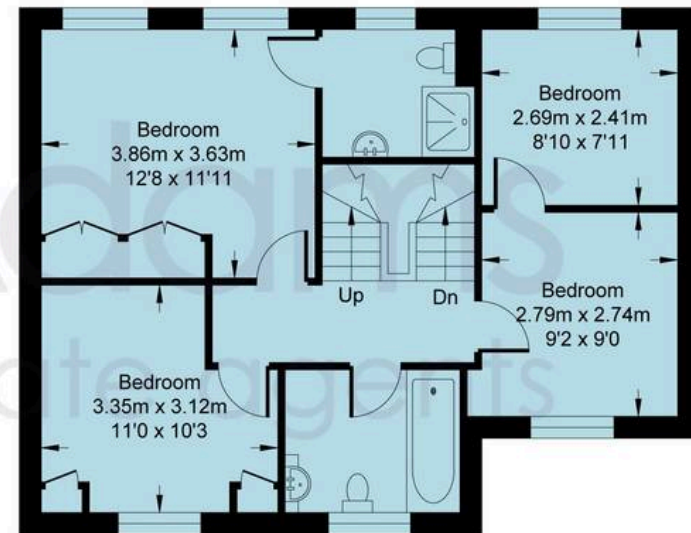




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Bluecoat Pond

Approximate Area = 1474.65 sq ft / 137.0 sq m
 Carport = 116.35 sq ft / 10.81 sq m
 Total (Excluding Carport) = 1474.65 sq ft / 137.0 sq m

For identification only - not to scale





The location is particularly appealing for those who enjoy an active lifestyle, with direct access to the Downslink path for scenic walks and cycling through the countryside. This well-presented home combines generous living accommodation with excellent outside space, making it a rare opportunity in this desirable location.

Christ's Hospital has postal facilities, a chapel, a shop and a large railway station, all within easy walking distance of the estate. 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.

Agent note £ 680.00 per annum service charge/
private road approx.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.