



Bluecoat Pond, Horsham, RH13 0NW

Guide Price £450,000 Freehold


MARTIN&CO

Horsham, West Sussex

No Chain Above

- Three Double Bedrooms
- Two Reception Rooms
- High Ceilings
- Period Charm
- Kitchen/Breakfast Room
- Gas Central Heating
- Private Garden
- New Windows and Doors approx 2 years ago

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	85
EU Directive 2002/91/EC			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		58	83
EU Directive 2002/91/EC			



This charming Edwardian cottage is offered for sale with no chain above and is the perfect blend of period charm alongside contemporary styling. High ceilings throughout give a bright airy feel to what we think you will want to call home.

The property has immense kerb appeal and upon entering you are greeted by a hallway which gives access to both the main reception rooms.

The sitting room has a feature fireplace and a lovely front aspect view.

The dining room is a good size with access through into the modern fitted kitchen/breakfast room with a range of wall and base units and ample work surfaces above. There is space for a large American style fridge/freezer, fitted oven with gas hob and extractor above.

There is also space and plumbing for a washing machine and dishwasher. A door from the kitchen leads out onto the side patio area leading out into the pretty gardens which enjoy a good degree of privacy and seclusion, perfect for the family or entertaining guests.

Moving to the first floor all three bedrooms can fit a double bed, the principal room has views over the development to open countryside and one of the bedrooms is currently used as a large study.

The first floor is completed by a superb contemporary styled bathroom with freestanding bath, large shower cubicle with powerful mains shower: Aqualisa with a rainfall option, vanity unit with basin and close coupled wc, the high ceiling in the room give a sense of glamour, designed to be a perfect oasis to unwind and relax.

Outside.

The property has a pretty garden mainly lawned with patio area and rear access leading out to the parking. There is an open car barn parking bay allocated to the home.

Situation

The property is located in the quiet hamlet of Christ's Hospital, yet is only a few minutes drive from Horsham town centre. Christ's hospital also boasts a mainline train station which gives direct access to London in just over an hour and there is also the Bluecoat Sports

Centre within a few minutes walk from the house.

This pretty house really does give you the best of all worlds and an early internal viewing is highly recommended.

The thriving historic market town of Horsham is a short drive away with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.



There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agents note

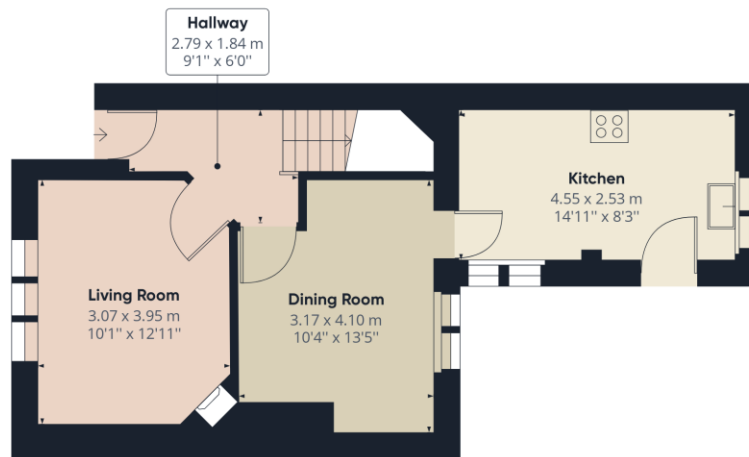
We feel subject to planning approval there is further potential with this home. The current owners have drawings completed for an extension to the side of the kitchen which would open up the dining room and kitchen into a fabulous open family room /kitchen/ diner. Drawings available upon request.

Marketed via owners sole agents

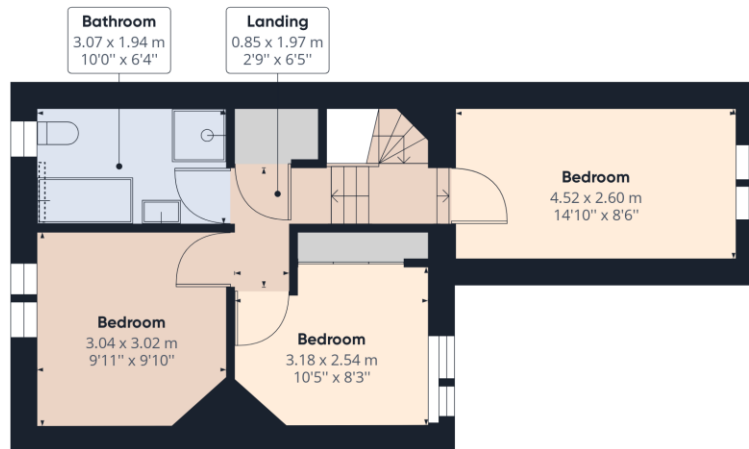
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

80.74 m²
869.04 ft²

Reduced headroom

0.12 m²
1.28 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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