



Apt 5, Bury House The Street, Bury - RH20 1PF

Guide Price £350,000

 **Henry Adams**
estate agents

Apartment 5, Bury House, The Street, Bury

- A Grade II listed conversion of six flats which was completed in 2004 to a high standard with lovely views over surrounding countryside
- Large sitting room with feature fireplace
- Kitchen with integrated appliances
- Bedroom one with fitted wardrobes and en-suite bathroom
- Second double bedroom with fitted wardrobes and additional shower room
- Allocated parking for two cars
- Beautifully maintained communal gardens and stunning views
- 978 years remaining on lease
- Service charge £370 per month
- No forward chain
- Secured door entry and lift with building

A lovely Grade II listed two bedroom apartment converted in 2004. Boasting a picturesque setting offering sweeping views over the surrounding countryside. Step inside to discover a generously proportioned sitting room, with a striking feature fireplace that creates a cosy ambience, perfect for relaxing or entertaining guests. Adjacent lies the well-appointed kitchen, with integrated appliances. The accommodation further comprises a primary bedroom, with fitted wardrobes and an en-suite bathroom for added convenience. A second double bedroom, complete with fitted wardrobes, is complemented by an additional shower room. Ensuring practicality and ease, the property also benefits from allocated parking for two cars, allowing for secure and hassle-free parking arrangements. A true highlight of this property is the beautifully maintained communal gardens, offering a serene retreat amidst lush greenery.

With a lease term of 978 years remaining, and an annual service charge of £370.00 per month, ground rent TBC. Furthermore, the absence of a forward chain ensures a seamless transaction process, making it an attractive proposition for discerning buyers.



Providing peace of mind and security, the building features a secured door entry system and a lift, enhancing convenience and safety for residents. Immerse yourself in the luxury and comfort of this sophisticated apartment, where historic charm meets modern convenience, creating a harmonious living environment that is second to none.

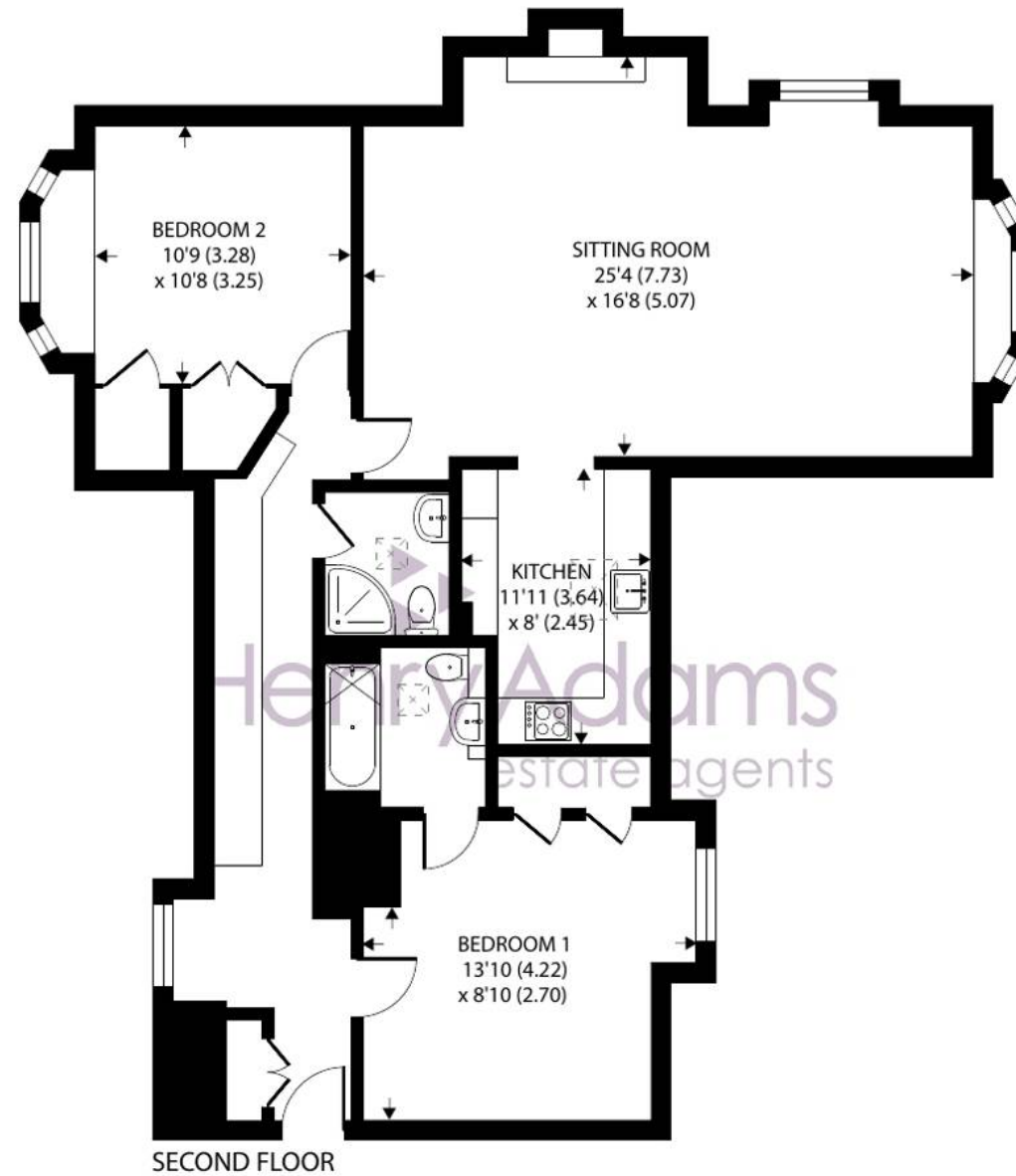
Bury is a delightful rural Village sitting within the South Downs National Park, close to the South Downs Way and open countryside where many outdoor pursuits can be enjoyed. The Village has a thriving community hall, Bury Primary and Dorset House schools, Charlie's Farm Shop and the Squire & Horse public house. The nearest station can be found in Pulborough a couple of miles to the north which has regular trains to London Victoria and London Bridge and the South Coast . The city of Chichester, about 12 miles away, provides an extensive array of shopping and leisure facilities including a marina and surrounding coastal areas for water based activities. The historic town of Arundel with the Castle and Cathedral has many events during the year. The area around Pulborough also provides a wide range of sporting and recreational facilities including golf, gliding, rugby and football. Of special note is the RSPB nature reserve at Wiggonholt. Pulborough also has both a Tesco and Sainsbury for your local shopping.

Council Tax band: E

Tenure: Leasehold







Approximate Area = 1095 sq ft / 101.7 sq m

For identification only - Not to scale









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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