



10, Coombe Crescent, Bury, West Sussex RH20 1PE



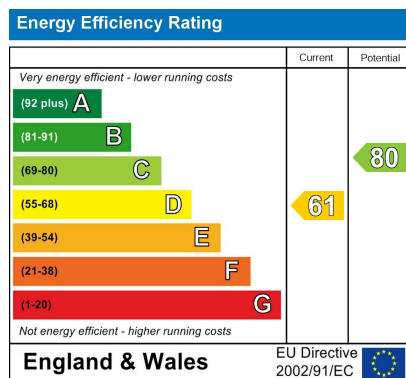


10, Coombe Crescent,
Bury, West Sussex RH20 1PE

Guide Price £349,950 Freehold



- VILLAGE LOCATION
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- LANDSCAPED SOUTH FACING REAR GARDEN
- STUNNING VIEWS
- THREE BEDROOMS
- CONSERVATORY
- PULBOROUGH MAINLINE STATION NEARBY



DIRECTIONS

What3words///inner.gross.solicitor

THE PROPERTY

The property is entered via an entrance hall with a door leading through to a spacious double aspect kitchen/dining room with matching wall and base mounted units, integrated appliances, breakfast bar and space for dining table. To the rear there is access to a south facing terrace and door to the ground floor cloakroom. To the right of the entrance hall, a door leads through to the sitting room with feature fireplace and doors leading through to a spacious conservatory, which enjoys lovely views over rear garden and the South Downs National Park beyond.

To the first floor there are three bedrooms with built-in storage and wardrobe space to bedrooms one and two with bedroom three enjoying lovely views of the South Downs National Park.

OUTSIDE

There is a raised brick block paved off road parking area for at least two vehicles and steps down to a path that leads to the front door, and then a further side access through to the the rear garden.

The rear garden is one of the main features of the property having been beautifully landscaped and it enjoys a south facing rear paved terrace and is interspersed with established flower and shrub beds, Thereafter, steps lead down to a separate lawned area designed to also enjoy the sun and fabulous views of the South Downs National Park beyond.



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SITUATION

Bury is an outstanding, picturesque village situated at the foot of the South Downs, midway between Arundel and Pulborough, surrounded by countryside that is among the most beautiful in West Sussex. John Galsworthy, the author, lived in the village during the latter part of his life and there are several properties that commemorate his works. There is a pub, church, primary school, and private preparatory school. The atmosphere is centred on village life. There is a main line station at Amberley (approximately one and a half miles) and Arundel and Pulborough also have main line stations to London Victoria, Gatwick Airport, and the coast.

SPORTING AND RECREATION

There is golf at nearby West Sussex Golf Club at Pulborough, courses also at Cowdray Park and Goodwood. Polo at Cowdray Park and gliding at nearby Parham Park. Chichester and its Festival Theatre is some 15 miles distance. There is also The Priory Playhouse at Arundel. There is easy access to the sailing centres at Bosham and Itchenor. Storrington has a tennis club and a leisure centre, which offers a variety of activities. Bury is a lively residential community with a modern village hall and associated playground used for many activities and gatherings. There is easy access to walks along the Arun riverside and bridleways up onto the South Downs Way.

SERVICES

Mains water, electricity and drainage. Electric heating.

According to Ofcom for this address Ultrafast broadband is available.

Highest download speed is 1800 Mbps. Mains electric and drainage. No mains gas.

COUNCIL TAX

Council Tax Band D. Please contact Chichester District Council on 01243 785166

IN THE KNOW

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VIEWING

Strictly by appointment through GL & Co. Telephone: 01903 742354 or Email: enquiries@glproperty.co.uk



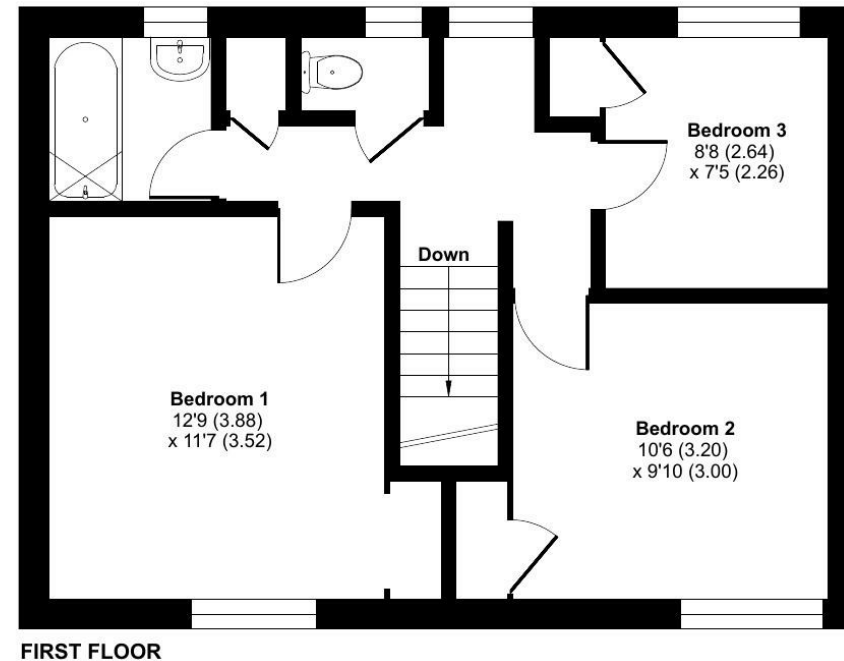
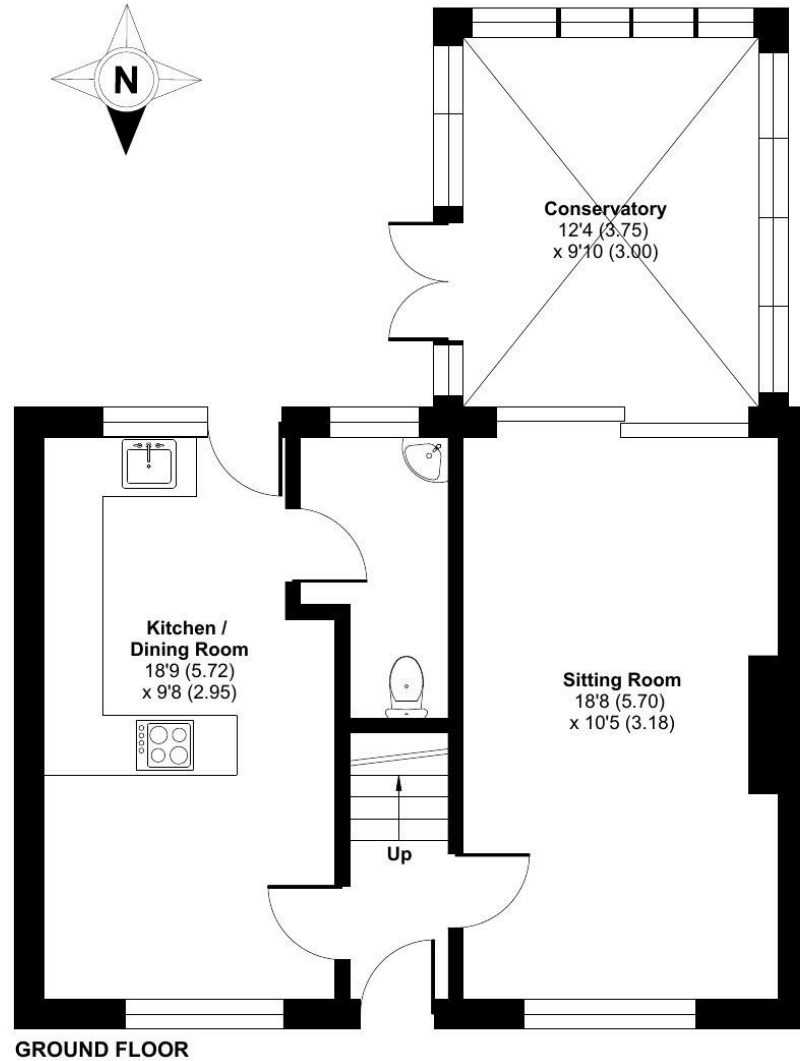




Coombe Crescent, Bury, Pulborough, RH20

Approximate Area = 1073 sq ft / 99.6 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). © nchecom 2026. Produced for GL&CO Estate Agents. REF: 1486260

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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