



# Churchgate Street

Bury St. Edmunds | Suffolk





Large and inviting dual aspect open-plan living space

# 63a CHURCHGATE ST

BURY ST. EDMUNDS | SUFFOLK

- Refurbished three bedroom town centre apartment, uniquely private
- Open-plan living revolves around a designer kitchen with breakfast bar
- Large bathroom suite with sumptuous tub & walk-in rain shower
- Highly desirable off-street allocated parking space in addition to permit parking
- \*\*Good news: no onward chain!\*\*
- Central location within the historic heart of Bury St. Edmunds & A14 ease-of-access
- Benefit of three bedrooms – all newly decorated & carpeted
- Brand new heritage grade double glazed sash windows, frames - all fitted with plantation shutters
- Brand new gas central heating installation, pipework, radiators & water softener



## Stylish, fully refurbished town centre open-plan lateral living, situated in the medieval grid & with highly desirable off-street allocated parking

Situated in one of the town's most important and historic streets, this one-of-kind three bedroom apartment is positioned on the first floor. Following extensive refurbishment, there has been further updating in recent years making the property exceptionally energy efficient. Of particular note is the large and inviting dual aspect open-plan living space, subdivided by a long breakfast bar separating the designer kitchen from the lounge with its pair of accent lit display cabinets. There is the benefit of three bedrooms that offers flexible configuration. The bathroom suite is a large spa-like space with a tub and walk-in shower.

Last, but not least, there is a valuable off-street private parking space excellently located behind the property accessed via Whiting Street, in addition to zone D permit parking. The Abbey Gardens parkland is a short walk away..

**63a Churchgate Street** is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. As is the Abbeygate independent cinema and rare surviving regency Theatre Royal, both within easy walking distance. Excellent A14 access is afforded by Westgate Street via Southgate Street.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

63a Churchgate Street displays Georgian revival style architecture and is a well done reproduction of the 20th century behind a stucco rendered elevation. Accommodation measures approximately 845 ft<sup>2</sup> (78.5 m<sup>2</sup>) and will suit a broad range of buyers – all who seek the convenience of town centre living.

### *LOBBY ENTRANCE*

A six panelled period style door opens into the lobby with east facing sash window. Meter cupboard. Stairs to first floor with further sash window. Door to:

### *OPEN-PLAN LIVING AREA 22'3" x 20'0" (6.09m x 6.78m)*

A large and inviting dual aspect open-plan living space, subdivided by a breakfast bar.

### *KITCHEN AREA*

A stylish curved designer kitchen in shades of red and white cabinetry beneath composite work surfaces includes four deep pan pull out drawers. Charcoal slate splashback. Sink and drainer with mixer tap. South facing window lets in plentiful natural light. Grey wood luxury vinyl tiles. Built-in appliances include oven/grill with a five ring electric hob, stainless steel extractor fan, full size dishwasher and refrigerator – all by Neff. A large breakfast bar with a pair of glazed display cabinets and further storage behind. Mix of spotlights, recessed lights and accent lighting.

### *LOUNGE / DINING AREA*

Three double glazed sash windows fitted with plantation shutters define the lounge / dining area. Pair of dimmable chandeliers. TV and Sky points. Wood flooring.



Designer kitchen



Breakfast bar



Bedroom One

**INNER HALLWAY**

Display shelves. Spotlights.

**UTILITY/LAUNDRY CUPBOARD**

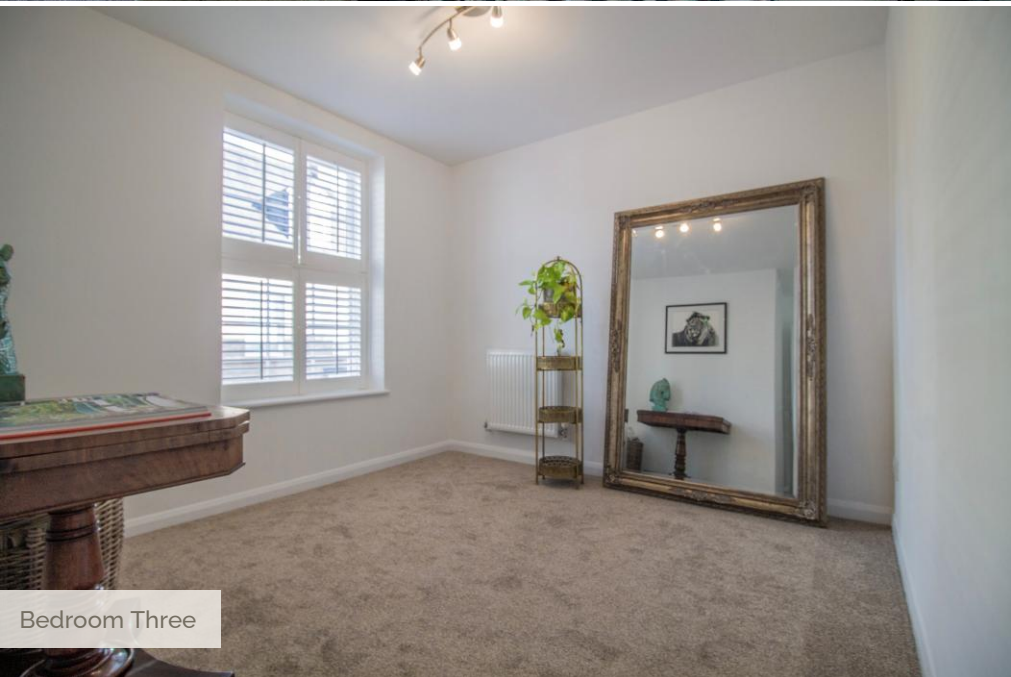
Housing the freezer and Bosch washer / dryer.

**BEDROOM ONE 14'0" x 10'3" (4.26m x 3.12m)**

Pair of double glazed sash windows fitted with plantation shutters. Dimmable chandelier. Newly carpeted.

**BEDROOM TWO 10'3" x 9'4" (3.12m x 2.84m)**

Double glazed sash window with plantation shutters. Spotlighting. Newly carpeted.



Bedroom Three

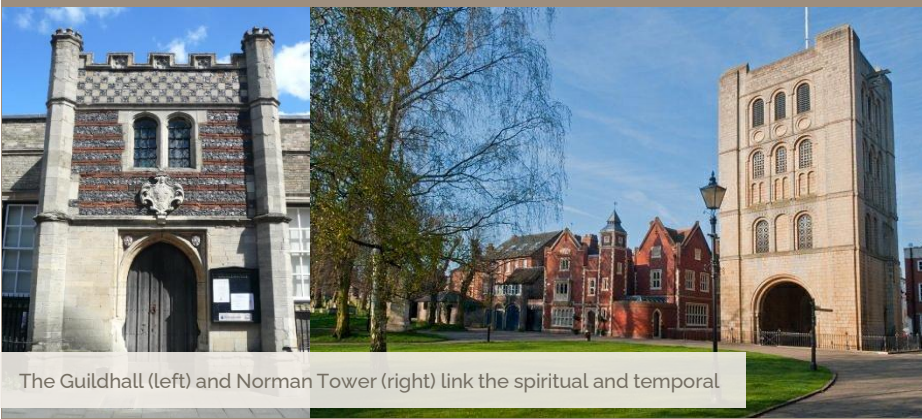
**BEDROOM THREE** 10'4" x 8'7" (3.17m x 2.61m)

Window overlooking the allocated parking area. Built-in storage. Pendant light. Newly carpeted.

**BATHROOM** 9'8" x 5'7" (2.94m x 1.70m)

The spa-like bathroom suite comprises a large walk-in rain shower, freestanding bath tub with mixer tap and shower head attachment, wall-mounted basin with mixer tap and wc. Heated towel rail. Fully tiled wall to wall with three wall tiles. Privacy window to rear aspect. Illuminated mirror. Extractor fan. Recessed and accent lighting.





The Guildhall (left) and Norman Tower (right) link the spiritual and temporal

## PROVENANCE

Historically and architecturally, Churchgate Street is one of the most significant streets in the town. The street is set out on an axis with the Norman Tower and the central entrance to the Abbey Church and would have formed the formal ceremonial route between the Abbey and the Guildhall, the link between the spiritual and the temporal. It still remains the location of some of the town's most important historic buildings with structures dating back to the 13th century.

## OUTDOORS & PARKING

There is highly valuable off-street parking, conveniently located behind the property, in addition to a Zone D residents' permit.

Tenants can enjoy the award-winning Abbey Gardens with its parkland setting and newly laid tennis courts – all only a very short walk from the property.





Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



Angel Hill town centre (walk) 1 min  
Bury St. Edmunds (A14) 1 mile  
A11 (M11) 20 (30) miles  
Newmarket 18 miles  
Ipswich 25 miles  
Cambridge 28 miles



*Suffolk Heritage Coast*  
Aldeburgh  
(1 hr / 44 miles)



*From Bury St. Edmunds*  
London Kings Cross  
(97 mins)  
*From Cambridge*  
London Liverpool Street  
(129 mins)  
Cambridge  
(57 mins)



London Stansted Airport  
(1 hr / 40 miles)  
Heathrow Airport  
(2 hrs / 95 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
Private includes: Culford School (1-19); South Lee School (2-13).  
State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).  
University of Suffolk at West Suffolk College - Further Education.



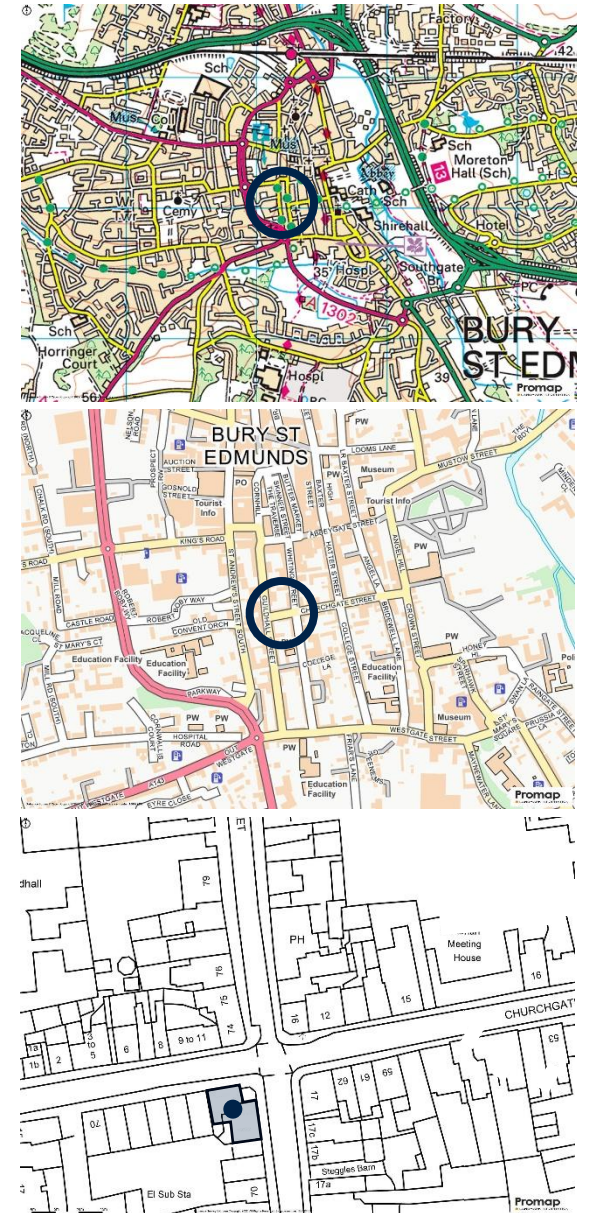
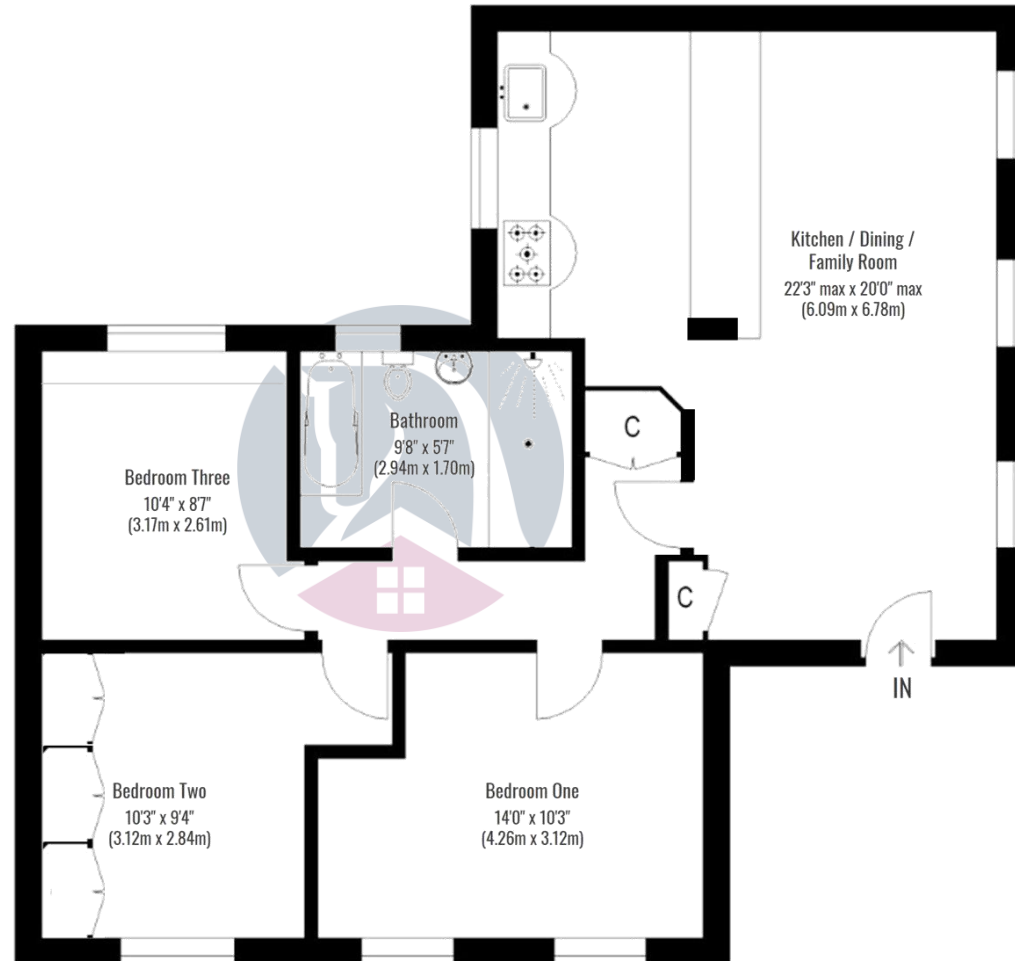
Convenient allocated off-street parking

# FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA  
Total = 845 ft<sup>2</sup> (78.5 m<sup>2</sup>)



*This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.*



# GENERAL INFORMATION

## TENURE

Property is available for sale LEASEHOLD with vacant possession upon completion.

## SERVICES

Mains water, drainage, electricity. Brand new installed combi gas central heating system and water softener.

## LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band – C | £2,034.56 per annum (2025/26)

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller(s) sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

## DIRECTIONS (IP33 1NX):

From London/Cambridge/Newmarket (by car) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and take the first exit at the roundabout into Northgate street. Continue along until reaching the traffic lights at the end of Northgate street, then turn right into Mustow Street heading towards Angel Hill. Continue along passing The Angel Hotel on your right and before reaching the Norman Tower on your left, turn immediately right into Churchgate Street and 63a Churchgate Street can be found 100 metres on the left hand side.

From the town centre (on foot) leave the Market Square, proceed south along Whiting Street, passing the Masons Arms on your left and 63a Churchgate Street is on the corner of the junction with Whiting Street.



Georgian style lobby entrance porch



## Bury St. Edmunds

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