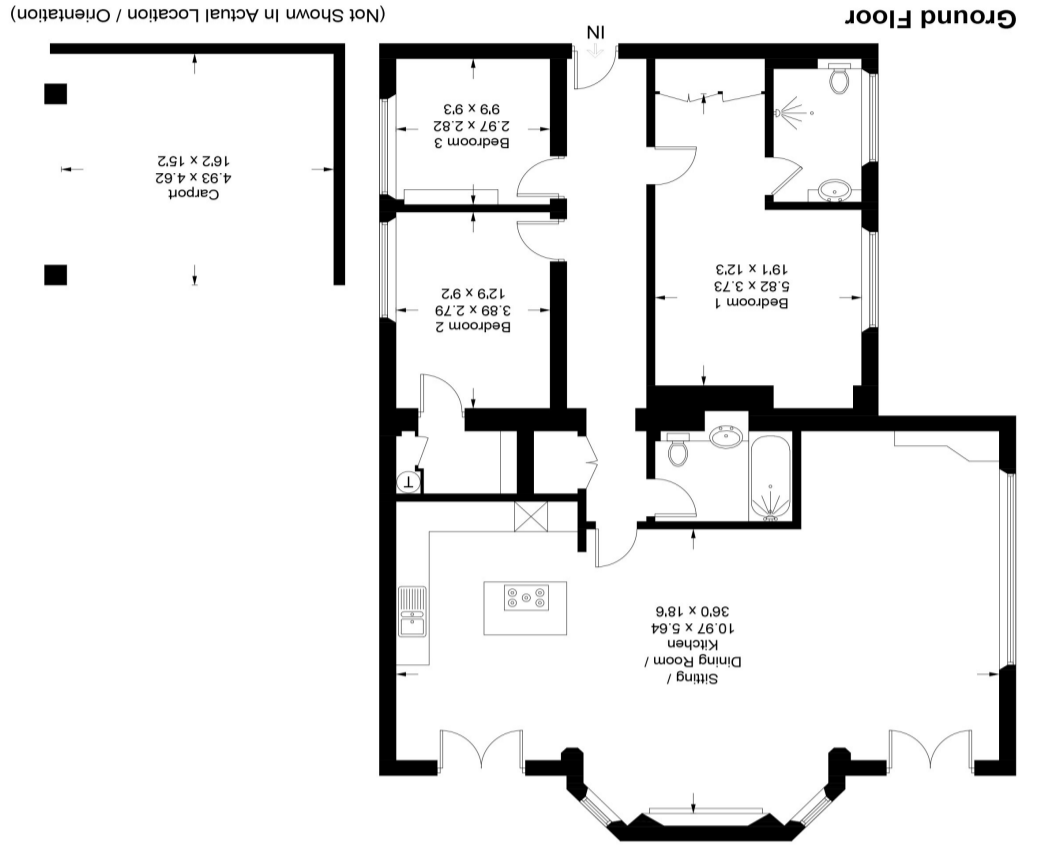


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DIRECTIONS:
 From Chichester proceed East on the A27 following the road for approximately 8 miles and on reaching Fontwell Avenue roundabout bear left onto the A29. Follow the road to Whiteways roundabout. Take the first exit following signs to Bury and at the bottom of the hill turn right into The Street. The property will be found shortly thereafter on the right hand side.



Flat 2, Bury House, The Street, RH20 1PF
 Approximate Gross Internal Area = 140.0 sq m / 1507 sq ft
 (Excluding Carport)
 Produced for Stride & Sons Estate Agent.

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Bury House, Bury

Flat 2, Bury House, The Street, Bury RH20 1PF

Forming part of an elegant Grade II listed country house dating from 1910 and converted some 18 years ago, a spacious **ground floor three bed roomed apartment with sunny verandas on the southern and western sides**. The property, which is of stone elevations under a stone tiled roof, has many original features including mullioned windows, magnificent open plan kitchen/living room with original open fireplace with stone Minster style surround, oak panelling and stone pillars to either side with carved plinths. The apartment has just been redecorated and carpeted throughout and has quality curtains to the windows.

The property has well-appointed kitchen, shower room en-suite and family bathroom, **and large south and west facing paved terrace which overlooks the landscaped communal grounds and pond**. The property has gas fired underfloor central heating as well as **car port** and outbuilding.

Bury is a popular Downland village with local church, pub and primary school as well as Dorset House prep school. The village is within the South Downs National Park and is approximately 5 miles from the centres of Arundel and Pulborough; both with main line railway stations serving London and Chichester. There are many excellent walks and easy access to The South Downs Way.

The accommodation is arranged as follows:

Front door to:

Communal entrance hall with door to:

HALL: 19'3 x 4'8. Video entry phone. Double laundry cupboard with plumbing for washing machine. Space for dryer. Electric circuit breaker. Door to:

OPEN PLAN KITCHEN/

LIVING ROOM: 36' x 18'6 max. Comprising kitchen and dining area. Kitchen area with extensive range of fitted base and wall cupboards. Granite worksurface. Inset one and a half bowl stainless steel sink with waste disposal unit. Integrated dish washer. Electric double oven. Island unit with Neff five ring gas hob. Range of cupboards below. Integrated fridge and freezer. Glazed double doors to terrace. Telephone point.

Sitting Room with large open fireplace with gas coal effect fire and stone Minster-style surround with oak panelling above. Stone pillars to either side with carved plinths. Large south facing mullion windows overlooking terrace and communal gardens with ornamental pond and water feature. Fitted bookcase. T.V. aerial point. Glazed double doors to private terrace.

BEDROOM 1: 19'1 max. x 12'3. Built-in double and single wardrobe with fitted shelves. South facing mullion window.

SHOWER ROOM

ENSUITE: 8'5 x 5'2. Part marble tiled shower cubicle with overhead and hand-held showers. Thermostat control. Low level WC. Vanity unit with light and mirror over. Cupboard below. Radiator. Extractor fan.

BEDROOM 3: 9'9 x 9'3. Fitted bookcase. Telephone point.

BEDROOM 2: 12'9 x 9'2. Telephone point. Walk-in wardrobe with fitted shelving. Manifold for underfloor heating. Airing cupboard with Megaflow hot water cylinder. Worcester gas boiler for domestic hot water and central heating.

BATHROOM: White suite comprising panelled bath with mixer tap shower attachment. Tiled surround. Vanity unit with cupboard below with recessed mirror with light over. Low level W.C. Extractor fan. Heated chromium plated towel rail.

SERVICES: All main except gas (Calor).

EXTERIOR: The property is approached via a gravelled drive leading to turning and parking area and to a communal **carport with designated parking space**. Electric light and power. To the south and west of the property is a private Yorkstone paved terrace bounded by hedging and low garden wall with two verandas. To the south of the terrace is a communal lawned garden with central ornamental pond, flowerbeds and shrubs. To the east is an attached store room with **designated locker 6'5 x 4'2** and to the north (front of the property) is a further communal lawn garden with flowerbeds and shrubs, with flint and stone boundary wall. Adjacent to the front garden is a gravelled **guest parking area**.

TENURE: The property is held on the remnant of a 999 year lease from 2004. There is a peppercorn ground rent.

SERVICE CHARGE: Available on application.

PRICE GUIDE: £725,000 LEASEHOLD

Please Note: Neither the heating system nor the services have been checked by the Agents.

