



11a Coombe Crescent Bury West Sussex RH20 1PE

**Comyn
& James**
Town and Country Homes



Price: £375,000

Boasting a substantial timber clad garden building ideal as a home office /playroom or studio (subject to any consents), this delightful 3 bedroom end of terrace home sits on the edge of this popular downland village – views towards farmland

Hall | Sitting Room | Kitchen / Dining Room Utility Area | 3 Bedrooms | Bathroom

19'5 garden building / home office/ art studio

Views towards Farmland
Good sized Garden with Deck and Bar
Stone Sun Terrace
Well Placed for Inn and Walks
Amberley Mainline Station to London



Gate with path leading to the front door.

Reception Hall : Stairs to first floor

Sitting Room : Oak effect flooring, outlook to front garden and views beyond, radiator and cupboard. Door through to

Stylish Kitchen / Dining Room :

Kitchen Area : Attractively fitted with a range of Shaker style units in a grey finish with an excellent range of wall and base units. Double enamel sink unit with wood work tops, space for dishwasher and space for range cooker with cooker hood over. Door out to the side and accessing the rear terrace. Tiled floor with underfloor heating.

Dining Area : Radiator, space for table and chairs and space for fridge freezer. Tiled floor with underfloor heating. Door to

Utility Lobby : Space and plumbing for appliances with shelf.

First Floor

Landing :



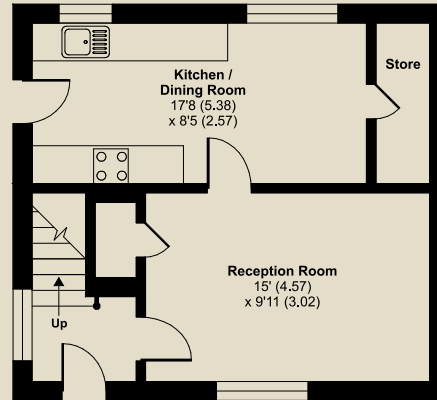
Coombe Crescent, Bury, Pulborough, RH20

Approximate Area = 798 sq ft / 74.1 sq m

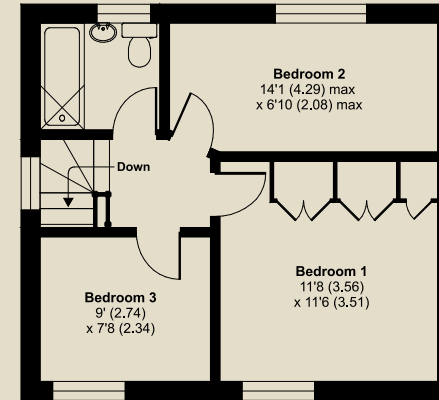
Outbuilding = 182 sq ft / 16.9 sq m

Total = 980 sq ft / 91 sq m

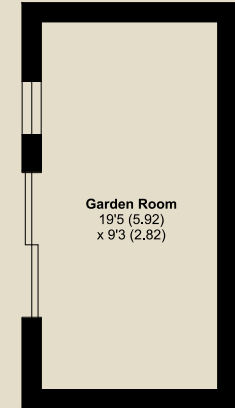
For identification only - Not to scale



GROUND FLOOR



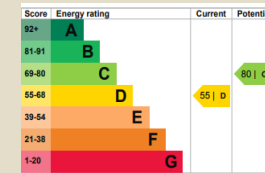
FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rich-com 2021. Produced for Comyn and James. REF: 772312



Bedroom 1 : Double bedroom with views over Coombe Crescent to farmland beyond. Radiator and space for wardrobes.

Bedroom 2 : Good sized guest room with exposed wood flooring, radiator and light point.

Bedroom 3 : Single bedroom with views over Coombe Crescent towards farmland in the distance. Radiator and light point.

Bathroom : Modern white suite of P shaped shower bath, WC and wash hand basin with vanity unit. Tiled walls and floor, chrome ladder radiator and down lights.

Outside

Parking is informal in the residential road beyond the front garden.

Garden : The front garden is laid to lawn with a gate giving access to the side of the house where a wide path leads to the rear terrace and lawn. There are steps at the back up to a delightful flagged patio which in turn leads to a good sized lawn laid to grass. At the rear of



the garden is a timber sun deck and bar with pergola garden shed and seating area.

Large Garden Building / Studio : Wonderful, substantial timber clad outbuilding suitable to a variety of uses such as home office or art studio (subject to any of the necessary consents). Wood effect flooring, light and power and sliding double glazed doors to terrace. Superb as a sun room or games area.

Situation : The property is set off a residential crescent opposite farmland on the edge of this popular Downland village

There is an inn within a few minutes walk with 2 further pubs at Amberley and 2 at Houghton Bridge. There is a well stocked farmers shop at Bury gate with a village store in Amberley and supermarkets including Tesco's and Sainsbury's available at Pulborough.

Schools in the area include Bury, Coldwaltham and Amberley primary schools as well as Dorset House Preparatory school situated just a few minutes walk.

Footpaths in the area lead to many glorious riverside and country walks with the South Downs just a few minutes by car.

Cj1/11/21



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