



Price Range £850,000 - £895,000  
The Street, Bury, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**





## The Street, Bury, West Sussex, RH20 1PF

This 1930s detached house offers flexible, family friendly accommodation over two floors and was originally part of the Bury House estate. Offering more than 1800sq ft of living space, the property has been sensitively remodelled and improved by the current owners and now features a smart kitchen / dining room which opens onto a warm and welcoming living room with woodburner. The garden room / conservatory is a lovely place to sit with a glass of wine and a good book, with the beautiful South Downs as its backdrop. The study shares the same view across the rear garden to open farmland within the South Downs National Park. Usefully, there is a ground floor double bedroom with ensuite cloakroom and plumbing for a shower, perfect for an elderly relative or grown up child. Upstairs are three more bedrooms, all of them doubles plus a large family bathroom. The principle bedroom is ensuite and offers the most amazing view to wake up to each day. The driveway provides parking for a number of vehicles, along with access to a timber workshop / store with double doors to the front and windows to the side. The rear garden is huge, with plenty of space for children to play or for adults to socialise with family and friends.



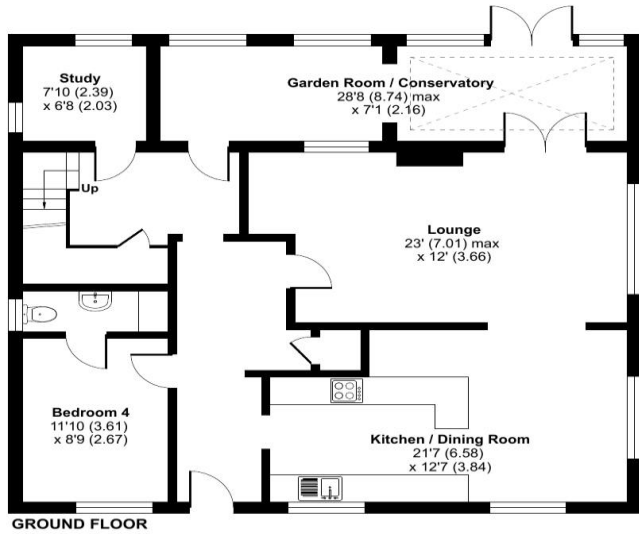
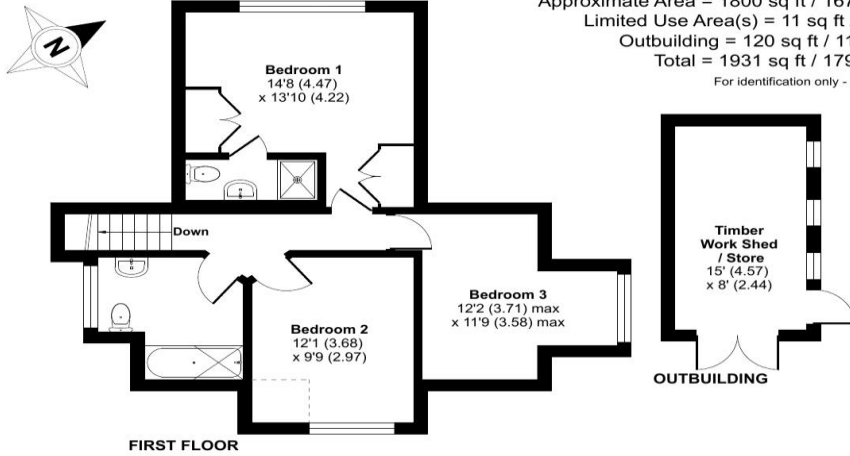
Elevated slightly from the road and tucked away behind hedging and a pair of five bar gates, the property is well placed for easy access to the A29. Bury C of E Primary School is within easy walking distance, as is Dorset House Prep School. The village pub is just around the corner, with "Charlie's Farm Shop" only half a mile away, perfect for stocking up on locally sourced produce. Pulborough is about ten minutes away by car and offers a range of pubs, cafes, restaurants, shops and supermarkets, as well as a mainline railway station with direct routes to London and Gatwick. Amberley station is even nearer, just over a mile away.





## The Street, Bury, Pulborough, RH20

Approximate Area = 1800 sq ft / 167.2 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Outbuilding = 120 sq ft / 11.1 sq m  
 Total = 1931 sq ft / 179.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1177034



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>63</b>
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.