



Top Flat Holme Manor, Mare Hill Road, Pulborough - RH20 2DS

Guide Price £325,000

Top Flat Holme Manor, Mare Hill Road, Pulborough

- A penthouse apartment conversion from historic manor house with stunning south down views
- Views over private park like grounds
- Two double bedrooms both with en-suites and dressing room to main
- Large modern kitchen and dining room with ample storage
- Sitting room with bay window and reading corner
- Utility cupboard and extensive storage throughout the property
- No forward chain - ideal lock up and leave
- Close to main line station and amenities of Pulborough village
- 987 years remaining on the lease

This exceptional two bedroom penthouse apartment forms part of an impressive conversion within a historic manor house which dates back to 1914, offering a unique blend of period elegance and contemporary living. The property enjoys far-reaching views across the South Downs and the neighbouring private, park-like grounds, creating a tranquil and inspiring setting.

The spacious accommodation is thoughtfully arranged, with both double bedrooms featuring en-suite bathrooms for comfort and privacy, while the principal bedroom also benefits from a generous dressing room. The large, modern kitchen and dining area provides ample storage and workspace, making it ideal for both every-day living and entertaining. The inviting sitting room is enhanced by a charming bay window that frames the stunning outlook, as well as a cosy reading corner that is perfect for relaxation. A practical utility cupboard and extensive storage options are thoughtfully integrated throughout the apartment, ensuring that the space remains uncluttered and functional.

This property is offered with no forward chain, presenting an ideal lock up and leave opportunity for those seeking a low-maintenance yet luxurious home. Conveniently located close to the main line station and the amenities of Pulborough village, this apartment combines refined living with excellent connectivity, making it suitable for a range of buyers, including professionals, downsizers, or those in search of a weekend retreat.



The blend of historic character and modern convenience, along with the exceptional views and well-appointed interiors, makes this penthouse apartment a truly rare offering in the area.

There is a flying freehold with the property.

The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

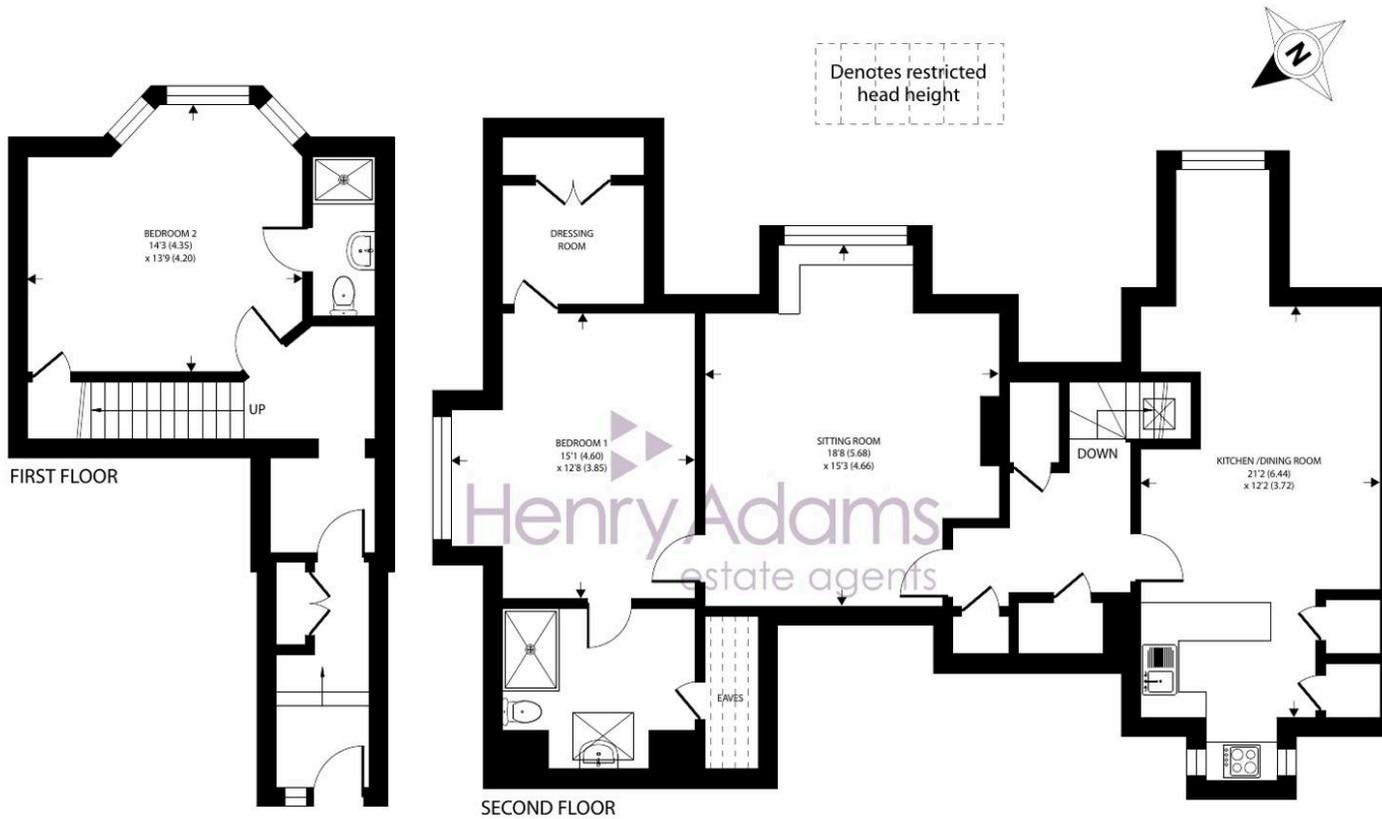
EPC Environmental Impact Rating:











Approximate Area = 1366 sq ft / 126.9 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Total = 1403 sq ft / 130.3 sq m
 For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.