

Offers In Excess
Of

£195,000

Garnham
H Bewley

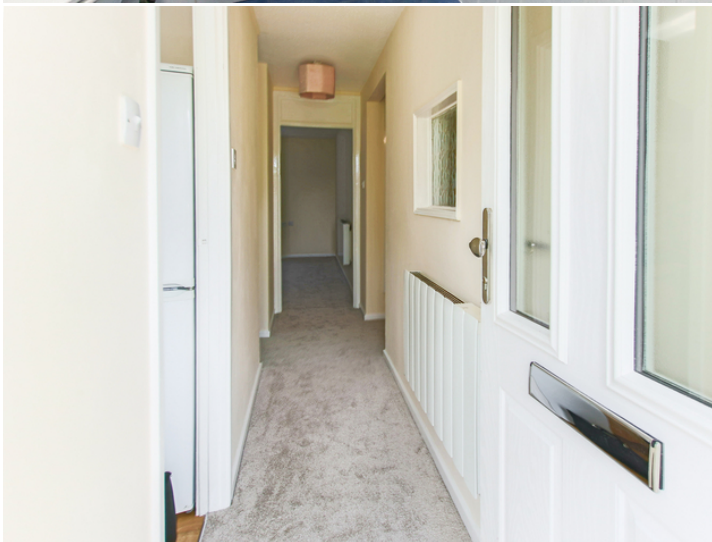
119 Holtye Road, East Grinstead



- One Bedroom Maisonette
- Spacious Lounge
- Fitted Kitchen
- Bathroom
- Study
- Front Garden
- New Carpets
- No Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

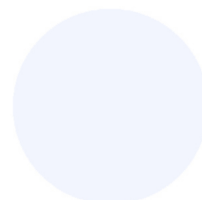


119 Holtje Road, East Grinstead, West Sussex RH19 3ED

Garnham H Bewley are delighted to offer for sale this fabulous one bedroomed ground floor maisonette offered in excellent decorative order with a lovely kitchen, new flooring, replaced double glazing and front door and beautiful decoration. The property is ideal for first time buyers, investors and downsizers.

The ground floor accommodation consists of a new composite front door opening to an inviting entrance hall with storage cupboard and separate airing cupboard housing the hot water tank. The kitchen is fitted in a range of wall and base level units with area of work surfaces, one bowl inset stainless steel sink/drainers with mixer tap, built-in oven with four ring electric hob and cooker hood above, integrated dishwasher, freestanding washing machine, upright fridge / freezer, part tiled walls and a window to the front aspect. The lounge is situated to the rear of the property and has a large window providing plenty of light. Bedroom one is set to the rear and has plenty of room for bedroom furniture. There is a bonus room which could be a study or nursery or dressing room. The bathroom is fitted with a panelled enclosed bath with wall mounted shower, low-level W.C, wash hand basin, part tiled walls, tiled floor, heated towel rail, mirror and extractor fan.

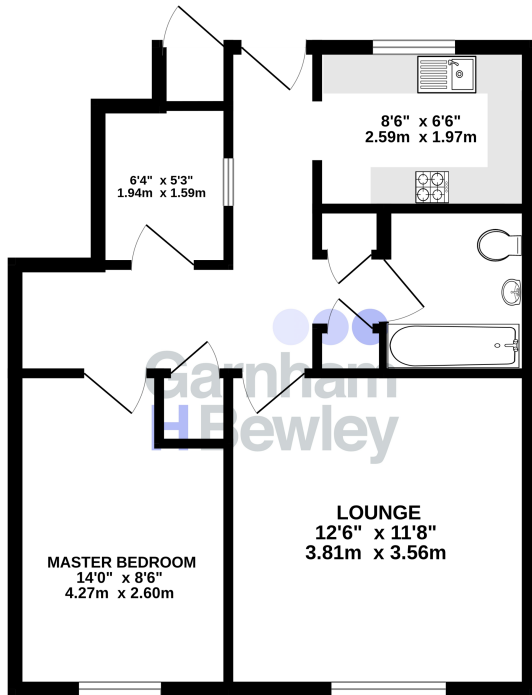
Outside, to the front is an area of lawn with mature shrubs and a cupboard house the electric meter. To the rear is communal gardens laid to lawn. The property is located within close proximity to great amenities, East Grinstead Queen Victoria Hospital and East Grinstead mainline railway station. The property is offered to the market with no onward chain.



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GROUND FLOOR



Entrance Hall

Lounge

12' 6" x 11' 8" (3.81m x 3.56m)

Kitchen

8' 6" x 6' 6" (2.59m x 1.98m)

Bedroom

14' 0" x 8' 6" (4.27m x 2.59m)

Study

6' 4" x 5' 3" (1.93m x 1.60m)

Bathroom

Garden

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST RAILWAY STATIONS

East Grinstead Station

1.1 miles

Dormans Station

1.4 miles

Lingfield Station

2.8 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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