

£900,000

Price

Garnham
H Bewley

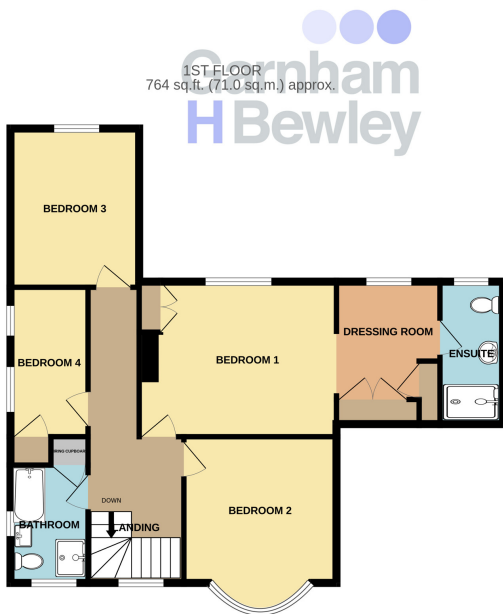
248 Holtye Road, East Grinstead



- Detached Family Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Lounge with Fireplace
- Dining Room, Study and Utility
- Master Suite
- Beautiful Garden
- No Onwards Chain

For further information contact Garnham H Bewley:

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



TOTAL FLOOR AREA: 1904 sq.ft. (176.9 sq.m.) approx.

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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Accommodation

Ground Floor Entrance Hall

Downstairs W.C.

Kitchen/Breakfast Room

24' 8" x 9' 5" (7.52m x 2.87m)

Utility

13' 2" x 6' 7" (4.01m x 2.01m)

Lounge

24' 8" x 14' 5" (7.52m x 4.39m)

Dining Room

11' 2" x 8' 8" (3.40m x 2.64m)

Study

12' 2" x 10' 2" (3.71m x 3.10m)

First Floor Landing

Main Bedroom

14' 5" x 11' 4" (4.39m x 3.45m)

Dressing Area

8' 8" x 7' 7" (2.64m x 2.31m)

En-suite

10' 5" x 4' 7" (3.17m x 1.40m)

Bedroom 2

11' 2" x 10' 8" (3.40m x 3.25m)

Bedroom 3

11' 7" x 9' 5" (3.53m x 2.87m)

Bedroom 4

10' 11" x 5' 8" (3.33m x 1.73m)

Family Bathroom

8' 8" x 5' 8" (2.64m x 1.73m)

Outside Garden

Garage

18' 4" x 8' 10" (5.59m x 2.69m)

Driveway

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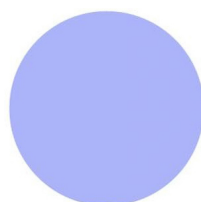
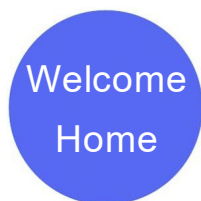
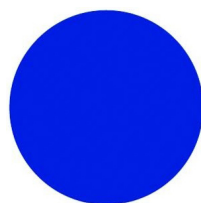
248 Holtye Road, East Grinstead, West Sussex RH19 3EY

Garnham H Bewley are pleased to present to the market this impressive four bedroom detached family home offering some stunning far reaching views and is offered to the market with no onwads chain. The property offers an ample living space to fit most family needs and currently boasts lounge with feature fireplace, kitchen/breakfast room, utility, dining room, study, downstairs W.C., master suite complete with walk through wardrobe area and en-suite, three further bedrooms, family bathroom and garage. Outside the landscaped garden offers an impressive size with a great deal of privacy and to the front there is ample driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor, under stairs storage cupboard and access to the downstairs W.C. The kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, dishwasher, French doors leading to the garden and access to the utility which has an additional sink with drainer, space for American style fridge/freezer, washing machine, tumble dryer and door to the garden. The lounge has a feature fireplace, French doors to the garden, window to the side aspect and door leading through to the study with window to the rear aspect and door leading to the garage. There is also the dining room which is versatile in its use and bay window to the front aspect.

The first floor consists of landing, master suite with walk through wardrobe area and leading to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Bedroom two is set to the front aspect with bay window. Bedroom three is set to the front aspect and bedroom four overlooks the side aspect. There is also the family bathroom which has been fitted with a panel enclosed bath, shower cubicle, wash hand basin, low level W.C., heated towel rail, fully tiled walls and double aspect windows.

Outside the rear garden is a great space for all the family with patio area ideal for entertaining and leading to a lawned garden with a range of mature shrubs and borders and access to the side of the property. To the front there is the driveway parking leading to the garage which comes complete with light and power.

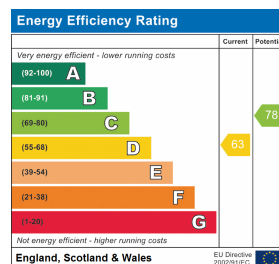


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East Grinstead
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