

£550,000

188 Holtye Road, East Grinstead



- Semi Detached Family Home
- Extended Ground Floor Living
- Three Reception Areas
- Downstairs Utility / Shower Room & WC
- Family Bathroom
- Large Garden With Additional Plot
- Driveway Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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## 188 Holtye Road, East Grinstead, West Sussex RH19 3ES

An Exceptional Semi-Detached Family Home with Character and Charm – Extended Living Space, L-Shaped Garden Plot & Driveway Parking

Nestled within a sought-after residential area close to both the town centre and excellent local schools, this beautifully presented three-bedroom semi-detached family home effortlessly blends traditional character with contemporary living. Significantly extended and thoughtfully updated throughout, this charming property boasts a wealth of living space, perfect for the modern family lifestyle. Upon entering, you are immediately welcomed by a sense of warmth and style, with tasteful décor and an abundance of natural light enhancing the character features and high-quality finishes throughout.

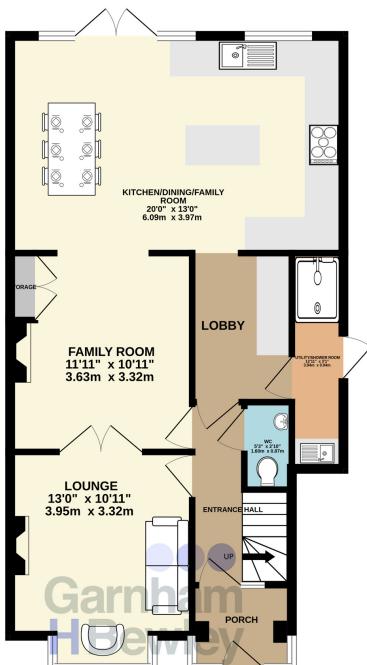
The home offers three generous reception areas, providing versatile spaces ideal for relaxing, entertaining, or working from home. A key highlight of the property is the impressive open-plan kitchen/dining/family area to the rear of the house, which seamlessly flows out onto the garden through wide glazed doors. This extended living space is the true heart of the home – flooded with light and perfectly designed for modern family life. The kitchen itself is both stylish and functional, featuring a range of integrated appliances, sleek cabinetry, and ample space for both dining and informal seating. To the side of the property, a highly practical utility/shower room and WC has been added, providing additional convenience for a busy household and ideal for guests or returning from time spent outdoors.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms and a contemporary family bathroom featuring quality fixtures and fittings. Each room is tastefully decorated, continuing the light and airy feel found throughout the home. Externally, the property benefits from a truly generous L-shaped garden, enhanced by the inclusion of an additional plot which offers a wealth of opportunity – whether you're a keen gardener, looking to further extend (subject to permissions), or simply enjoy having an expansive outdoor space for children to play and adults to entertain. The garden is partly laid to lawn, with various patio and seating areas, mature planting, and excellent privacy. To the front of the property, a private driveway provides off-street parking for up to three vehicles, offering practicality in addition to the lifestyle appeal. With its spacious layout, character charm, extended living accommodation, and enviable garden plot, this wonderful home is an exceptional opportunity for families looking to settle in a well-connected and desirable area. Early viewing is highly recommended to fully appreciate the space, setting, and quality on offer.

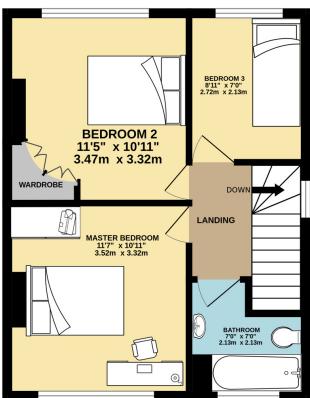


Welcome  
Home

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1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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## Ground Floor

### Porch

### Entrance Hallway

### WC

5' 3" x 2' 10" (1.60m x 0.86m)

### Lounge

13' 0" x 10' 11" (3.96m x 3.33m)

### Family Room

11' 11" x 10' 11" (3.63m x 3.33m)

### Kitchen/Dining/Family Room

20' 0" x 13' 0" (6.10m x 3.96m)

### Utility / Shower Room

12' 11" x 3' 1" (3.94m x 0.94m)

## First Floor

### Master Bedroom

11' 7" x 10' 11" (3.53m x 3.33m)

### Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

### Bedroom Three

8' 11" x 7' 0" (2.72m x 2.13m)

### Bathroom

7' 0" x 7' 0" (2.13m x 2.13m)

## Outside

### Large Rear Garden

### Driveway Parking



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## NEAREST TRAIN STATIONS

East Grinstead Station - 1.2 miles

Dormans Station - 1.4 miles

Lingfield Station - 2.7 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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