

Offers in Excess of:

£475,000

**Garnham
H Bewley**

Holtye Road, East Grinstead



- Detached Family Home
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Utility Room
- Downstairs W.C.
- Ample Driveway Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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



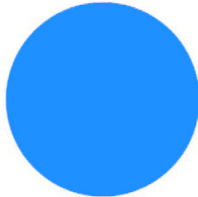
Holtye Road, East Grinstead, West Sussex RH19 3HT

Garnham H Bewley are pleased to present to the market this spacious detached three-bedroom home with ample parking, excellent location and no onward chain.

This well-presented three-bedroom detached house offers generous living space, practical features, and a superb location, making it an ideal choice for families or professionals alike. Situated within easy reach of the local hospital and a wide range of amenities, the property also boasts excellent transport links and convenience.

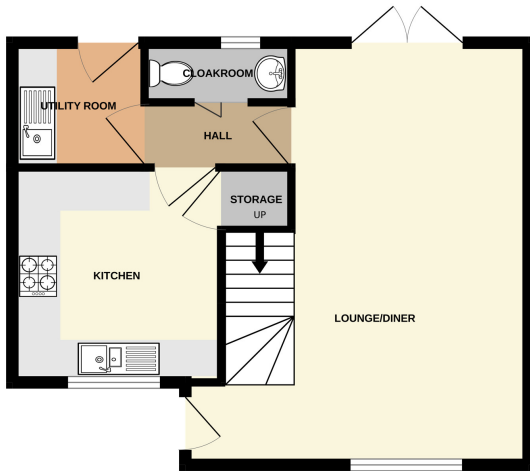
Internally, the accommodation comprises a welcoming lounge/dining room, a well-equipped kitchen, a separate utility room, and a downstairs W.C.—ideal for modern family living. Upstairs, there are three good-sized bedrooms and a modern bathroom suite, offering comfort and functionality throughout.

Outside, the property benefits from a private rear garden, perfect for relaxing or entertaining, as well as ample driveway parking to the front, catering to multiple vehicles. Early viewing is highly recommended to fully appreciate the space, setting, and potential this fantastic home has to offer.



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GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



Accommodation

Ground Floor Downstairs W.C.

Lounge/Dining Room
20' 2" x 11' 0" (6.15m x 3.35m)

Kitchen
10' 4" x 10' 4" (3.15m x 3.15m)

Utility Room
5' 11" x 5' 10" (1.80m x 1.78m)

First Floor Landing

Main Bedroom
12' 8" x 10' 10" (3.86m x 3.30m)

Bedroom 2
11' 7" x 10' 10" (3.53m x 3.30m)

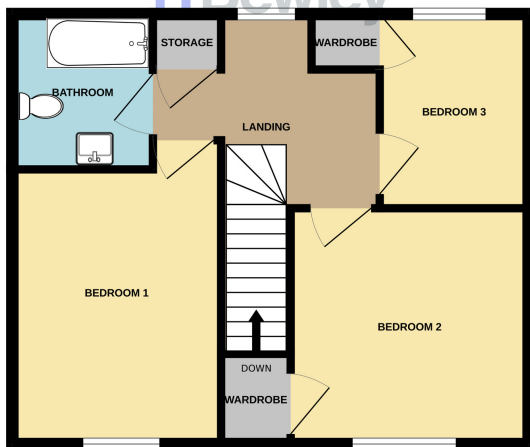
Bedroom 3
9' 1" x 6' 11" (2.77m x 2.11m)

Bathroom

Outside Garden

Driveway Parking

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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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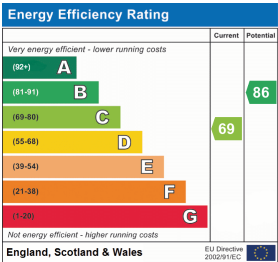


NEAREST STATIONS

East Grinstead Station 0.8 miles

Dormans Station 1.7 miles

Lingfield Station 3.1 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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