

Guide Price

£850,000

£825,000

Garnham
H Bewley

100 Holtye Road, East Grinstead



- Fabulous Four / Five Bedroomed Home
- Set back from the road in a prime residential location
- Expansive 160ft southerly-facing rear garden
- Modern open-plan kitchen/dining room with integrated appliances
- Spacious living room with French doors and ceiling-mounted sound system
- Large raised patio ideal for entertaining

For further information contact Garnham H Bewley:

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



100 Holtye Road, East Grinstead, West Sussex RH19 3EA

Guide Price £825,000 - £850,000. Garnham H Bewley are delighted to present to the market this exceptional four/five-bedroom detached residence, offering approximately 2,240 sq ft of beautifully designed living space. Tucked away from the road, this impressive home combines privacy, practicality, and style — perfectly suited to the demands of modern family life. With its generous open-plan layout and flexible accommodation, this property offers both comfort and functionality in equal measure.

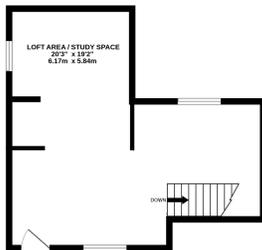
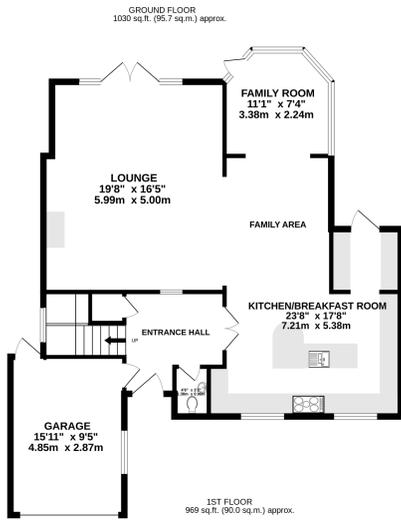
Perfectly positioned just a stone's throw from well-regarded local schools, the town centre, and the mainline train station, the property also enjoys a generous, southerly-facing rear garden extending to approximately 160ft. A welcoming storm porch opens into a spacious reception hallway, complete with an under-stairs storage cupboard and a convenient cloakroom fitted with a low-level WC and wash hand basin. The heart of the home is the contemporary open-plan kitchen/dining room, featuring an extensive range of wall and base units, granite central island with breakfast bar, integrated 4-ring hob with overhead extractor, dual Miele ovens, a built-in coffee machine, and dishwasher. A large window provides a bright outlook to the front aspect. Adjacent is a practical utility room with further storage and direct access to the rear garden. The generously proportioned living room features French doors leading to the patio and garden, alongside a ceiling-mounted sound system, creating an ideal space for entertaining or relaxing. A separate family room with vaulted ceiling and uninterrupted garden views completes the ground floor. The first floor hosts four well-appointed double bedrooms. The principal bedroom boasts fitted wardrobes and a luxurious en-suite, comprising a low-level WC, wash hand basin, double shower, bath with mixer taps, and a wall-mounted TV. The remaining bedrooms offer pleasant views to the front and rear aspects, served by a stylish family bathroom equipped with a bath and overhead shower, low-level WC, and wash hand basin.

Occupying the entire top floor is a spacious fifth bedroom or study area, enjoying a triple aspect outlook. Plumbing remains in place from a previously installed shower, offering scope for further development if desired. Outside: To the front, the property offers ample driveway parking for multiple vehicles and access to an integral single garage. The standout feature is the secluded, southerly facing rear garden — an expansive 160ft in length and predominantly laid to lawn, framed by mature trees, shrubs, and flowering borders. A large, raised patio abuts the rear of the property, providing a perfect setting for outdoor entertaining.



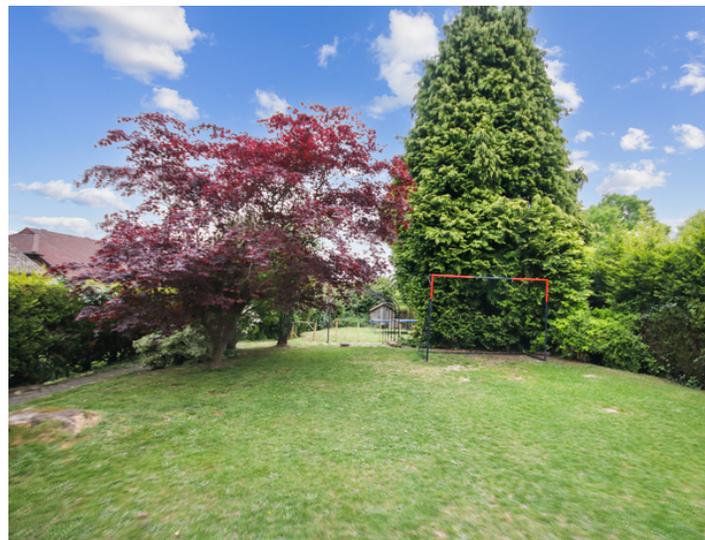
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Accommodation



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 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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Entrance Hall

Kitchen/ Dining Area

23' 8" x 17' 8" (7.21m x 5.38m)

Living Room

19' 8" x 16' 5" (5.99m x 5.00m)

Family Room

11' 1" x 7' 4" (3.38m x 2.24m)

Utility

W.C

First Floor

Master Bedroom

15' 6" x 12' 0" (4.72m x 3.66m)

En-suite

7' 7" x 12' 10" (2.31m x 3.91m)

Bedroom 2

15' 8" x 9' 3" (4.78m x 2.82m)

Bedroom 3

10' 11" x 8' 6" (3.33m x 2.59m)

Bedroom 4

10' 11" x 8' 8" (3.33m x 2.64m)

Family Bathroom

Second Floor

Loft Area, Study, Bedroom 5

19' 2" x 20' 3" (5.84m x 6.17m)

Garage

15' 11" x 9' 5" (4.85m x 2.87m)

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NEAREST RAILWAY STATIONS

Dormans Station

1.2 miles

East Grinstead Station

1.2 miles

Lingfield Station

2.6 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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