

Price:

£490,000

Garnham  
**H** Bewley

23 Holtye Road, East Grinstead



- Semi-Detached Bungalow
- Three Spacious Bedrooms
- Bright & Airy Lounge
- Exquisitely Finished Kitchen/Diner
- Tastefully Appointed Family Bathroom & WC
- Beautifully Landscaped Garden
- Driveway for Two Vehicles
- Close Proximity to East Grinstead High Street

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 23 Holtye Road, East Grinstead, West Sussex RH19 3HT

The front door opens into a welcoming entrance hall, with the master bedroom to the left and a spacious lounge to the right. The master bedroom features an elegant secret doorway leading to the sleek, modern bathroom and is also equipped with built-in wardrobes for added storage. The bright and airy lounge boasts a charming feature fireplace and serves as a comfortable, inviting space for relaxing or entertaining.

Off the lounge, you will find a clever extension housing the third bedroom, which could also serve as a perfect home office or study. The room has ample space for a single bed and wardrobes, making it highly versatile.

At the rear of the property, bedroom two offers a tranquil retreat, and a well-appointed WC/cloakroom provides added convenience. The contemporary bathroom includes a separate walk-in shower, a stylish bathtub, and a hand basin, all finished to a high standard. A handy utility cupboard is tucked away in the hallway and houses both the washing machine and gas boiler.

The spacious extended kitchen/diner is a real highlight of the home, offering a superb entertaining space with bi-folding doors leading to the landscaped garden. The kitchen is fully fitted with high-quality integrated appliances, a large walk-in pantry, and plenty of storage options.

Outside, the garden has been expertly landscaped, featuring a lower-level patio with steps leading to a raised lawn area. A large shed sits on the lawn, offering ample outdoor storage. The garden also benefits from outdoor power and an outside tap. Side access leads back to the front of the property, where the owners have created a driveway with space for two cars.

This home offers a fantastic opportunity to live in a well-connected location, close to all local amenities, with a beautifully designed living space that combines modern comfort and style. Early viewing is highly recommended to fully appreciate all this property has to offer.



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# Accommodation

## Ground Floor:

### Entrance Hall:

3' 7" x 7' 10" (1.09m x 2.39m)

### Lounge:

13' 7" x 11' 8" (4.14m x 3.56m)

### Open-Plan Kitchen / Dining Room:

20' 11" x 19' 3" (6.38m x 5.87m)

### Master Bedroom:

13' 7" x 12' 2" (4.14m x 3.71m)

### Bedroom Two:

10' 10" x 7' 4" (3.30m x 2.24m)

### Bedroom Three:

13' 7" x 6' 6" (4.14m x 1.98m)

### Bathroom:

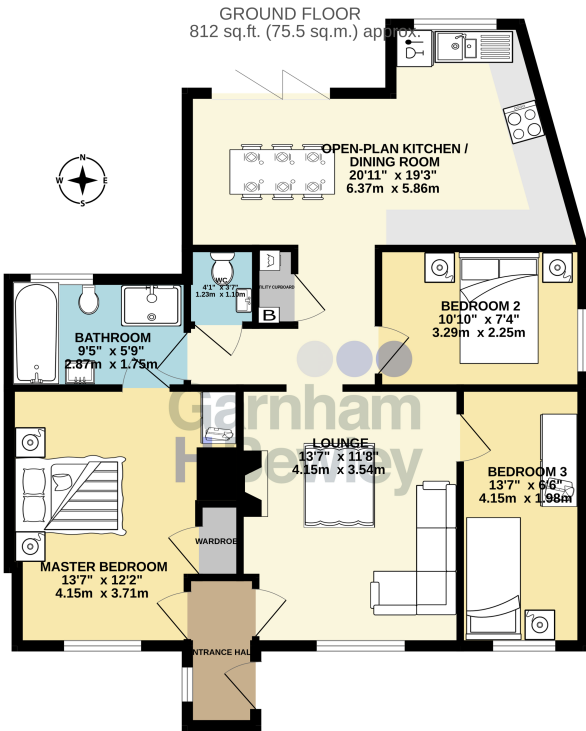
9' 5" x 5' 9" (2.87m x 1.75m)

### WC:

4' 1" x 3' 7" (1.24m x 1.09m)

### Utility Cupboard:

2' 1" x 4' 2" (0.64m x 1.27m)



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Nearest Station:

East Grinstead Station (0.8 miles)

Dormans Station (1.7 miles)

Lingfield Station (3.1 miles)

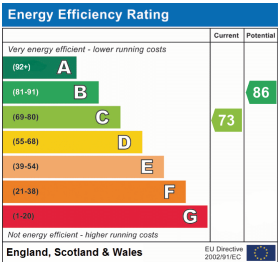
Nearest Schools:

Blackwell Primary School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.5 miles)

Sackville School - Ofsted: Good (0.6 miles)

St Mary's CofE Primary School, East Grinstead - Ofsted: Good (0.7 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