

Guide Price

£265,000

Garnham
H Bewley

56 Holtye Avenue, East Grinstead



- Spacious second floor flat
- Balcony
- Allocated off-street parking
- Primary bedroom with ensuite
- Generous second double bedroom
- Family Bathroom
- Passenger lift access to all floors
- Close to Amenities

For further information contact Garnham H Bewley:

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



56 10, Gb House, Holtye Avenue, East Grinstead, West Sussex RH19 3FZ

Guide Price £265,000 to £275,000 Garnham H Bewley are pleased to present this spacious executive-style, two-bedroom second-floor apartment, built in 2016 and situated in a popular yet quiet area of East Grinstead. Light, airy, and well-presented throughout, the property is in excellent condition, allowing a buyer to move in with minimal work required, making it ideal for a variety of purchasers.

You are welcomed into a generous entrance hall with a useful storage cupboard, leading through to the impressive open-plan living space — perfect for both relaxing and entertaining. The lounge is positioned to the rear, with large windows flooding the room with natural light and providing access to the balcony, an ideal spot for morning coffee or evening relaxation. The lounge flows seamlessly into a modern, well-equipped kitchen with ample work surfaces, storage, and a range of integrated appliances.

Both bedrooms are good-sized doubles, with the master enjoying the benefit of a stylish en-suite shower room. A modern family bathroom with both bath and shower facilities completes the accommodation.

Externally, the property benefits from an allocated parking space, with additional visitor parking nearby. Located in a peaceful residential area yet within easy reach of local amenities, transport links, and town facilities, the apartment offers the perfect combination of tranquillity and convenience.

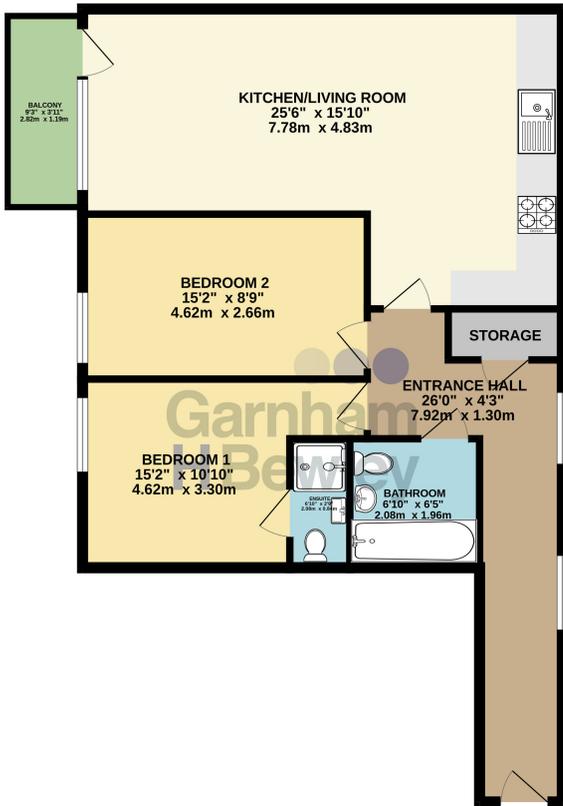
Early viewings are highly recommended to fully appreciate everything this impressive apartment has to offer.



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

SECOND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



**Second Floor
Entrance Hall**
26' 0" x 4' 3" (7.92m x 1.30m)

Kitchen/Living Room
25' 6" x 15' 10" (7.77m x 4.83m)

Balcony

Main Bedroom
10' 10" x 9' 10" (3.30m x 3.00m)

En-suite
6' 10" x 2' 9" (2.08m x 0.84m)

Bedroom 2
15' 2" x 8' 9" (4.62m x 2.67m)

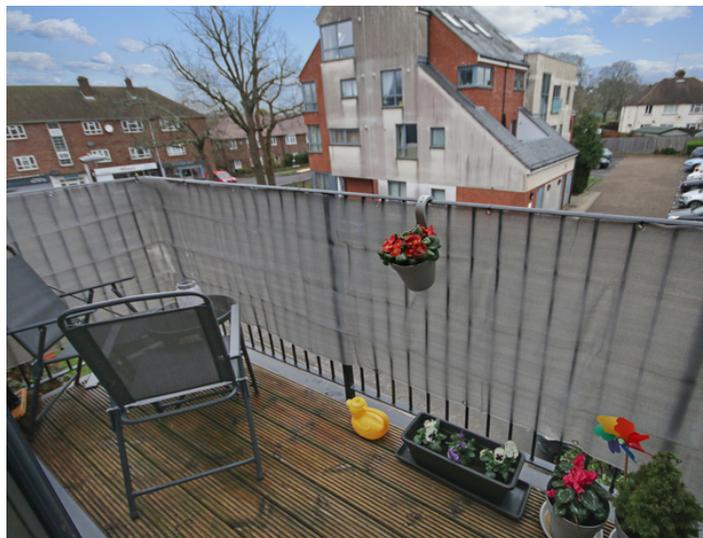
Bathroom
6' 10" x 6' 5" (2.08m x 1.96m)

**Outside
Allocated Parking**

TOTAL FLOOR AREA : 808 sq.ft. (75.0 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.

Made with Metropix ©2025



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Lease Length 116 years

Service Charge £2331.00 p/a

Ground Rent £300.00 p/a

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

For further information contact Garnham H Bewley:

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