

£415,000

101 Holtje Road, East Grinstead



- End of Terrace Family Home
- Three Bedrooms
- Kitchen/Dining Room
- Conservatory and Lounge
- Family Bathroom
- Downstairs W.C.
- Ample Driveway Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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





101 Holtye Road, East Grinstead, West Sussex RH19 3ED

Garnham H Bewley are delighted to present this stunning three-bedroom end of terrace house, which is beautifully presented throughout. Perfectly located with great access to the hospital, this charming property offers an ideal family home with spacious living accommodation. The ground floor comprises a welcoming entrance hall, spacious lounge, ideal for relaxing, and a fantastic conservatory that brings in natural light and offers a great space for enjoying your garden. The kitchen/dining room is perfect for family meals and entertaining, with ample space for cooking and dining. There is also a convenient downstairs toilet. Upstairs, you'll find three generously sized bedrooms, all offering ample space and comfort. The family bathroom is modern and well-appointed, completing the first-floor accommodation. Outside, the property boasts an ample driveway providing off-road parking for multiple vehicles, adding to the convenience and practicality of this wonderful home. With its excellent location, proximity to local amenities, and family-friendly features, this home is not to be missed. Contact us today to arrange a viewing!



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

# Accommodation

**Ground Floor  
Entrance Hall**

**Downstairs W.C.**

**Kitchen/Dining Room**

19' 6" x 8' 9" (5.94m x 2.67m)

**Conservatory**

12' 9" x 9' 11" (3.89m x 3.02m)

**Lounge**

14' 6" x 10' 8" (4.42m x 3.25m)

**First Floor  
Landing**

**Main Bedroom**

12' 6" x 10' 8" (3.81m x 3.25m)

**Bedroom 2**

10' 8" x 10' 8" (3.25m x 3.25m)

**Bedroom 3**

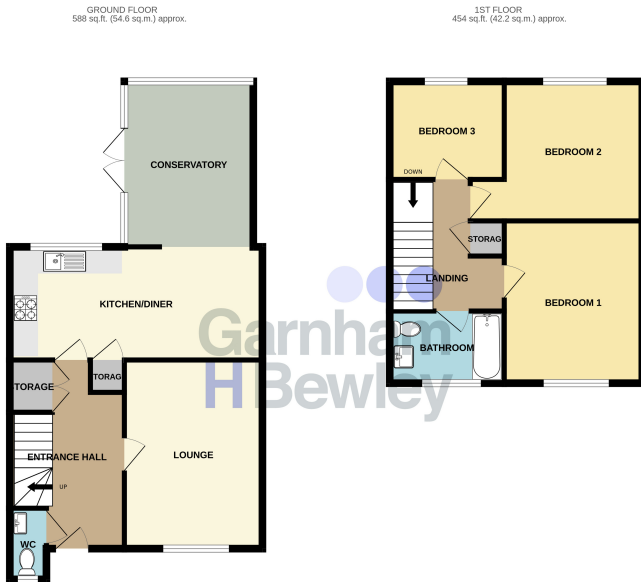
8' 7" x 7' 7" (2.62m x 2.31m)

**Family Bathroom**

8' 5" x 5' 6" (2.57m x 1.68m)

**Outside  
Garden**

**Driveway**



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 Hoxipix 12/22



For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





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](mailto:eastgrinstead@garnhamhbewley.co.uk)