

£650,000

Holtye Road, East Grinstead



- Detached Chalet
- Four Bedrooms
- Kitchen/Breakfast Room
- Lounge and Conservatory
- En-suite and Shower Room
- Walk in Wardrobe
- Stunning Garden
- driveway Parking

For further information contact Garnham H Bewley:

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

Guide Price £650,000 to £675,000. Garnham H Bewley are pleased to present to the market this stunning, spacious and versatile four bedroom detached chalet boasting a beautiful garden complete with swimming pool and summer house. The ample accommodation offers a 20ft kitchen/breakfast room, lounge with feature fireplace, conservatory overlooking the gardens, two double bedrooms and shower room to the ground floor. The first floor consists of the master bedroom complete with walk in wardrobe and en-suite, bedroom two with fitted wardrobes and useful large storage room. Outside the garden is a real feature with decking areas ideal for entertaining, a vast area of lawn and the heated swimming pool and summer house to the rear of the garden. Internal viewings come highly recommended to fully appreciate this great example of a detached chalet bungalow.

The ground floor consists of doors into the storm porch with front door into the entrance hall which has the stairs leading to the first floor. The kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, space for freestanding cooker, fridge/freezer, tumble dryer, integrated dishwasher, washing machine, window to the side aspect and open to the conservatory. The lounge has a feature fireplace and patio door leading through to the conservatory. Bedrooms three and four both overlook the front aspect.

The first floor consists of the master bedroom with window to the rear aspect access to the walk in wardrobe and also the en-suite which has been fitted with a panel enclosed shower bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and skylight. Bedroom two is set to the front aspect with fitted wardrobes and double aspect windows. There is also the ever handy storage room which is versatile in its use.

Outside the garden is mainly fence enclosed with a great sized decking area leading to a lawned garden with a range of shrubs and borders. To the rear is the heated swimming pool and summer house which comes complete with light and power. To the front there is driveway parking and an area of garden with access to the side of the property.



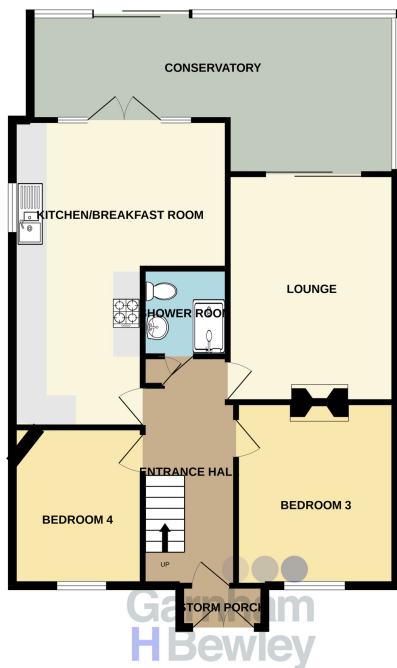
Welcome  
Home



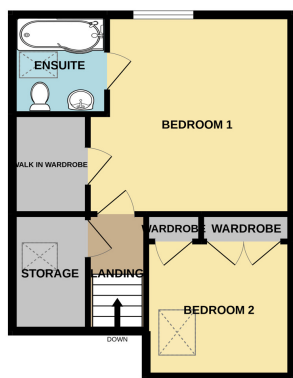
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GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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.  
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# Accommodation

## Ground Floor

### Ground Floor

#### Entrance Hall

**Kitchen/Breakfast Room**  
20' 9" x 14' 6" (6.32m x 4.42m)

**Lounge**  
15' 4" x 11' 4" (4.67m x 3.45m)

**Conservatory**  
28' 3" x 10' 8" (8.61m x 3.25m)

**Bedroom 3**  
12' 4" x 10' 9" (3.76m x 3.28m)

**Bedroom 4**  
10' 4" x 8' 7" (3.15m x 2.62m)

**Shower Room**  
5' 9" x 5' 9" (1.75m x 1.75m)

## First Floor

### First Floor

**Main Bedroom**  
13' 5" x 12' 2" (4.09m x 3.71m)

#### Walk in Wardrobe

**En-suite**  
6' 8" x 6' 4" (2.03m x 1.93m)

**Bedroom 2**  
10' 2" x 9' 8" (3.10m x 2.95m)

#### Outside

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#### Garden

#### Driveway



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## East Grinstead 01342 410227

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