



**4 Bed  
House  
located in**

74 Holtye Road  
East Grinstead  
RH19 3HU



4



1



2



E

## Offers Over £550,000

As you enter from the generous 3-car driveway, you step into the heart of this welcoming home. To your right, the first of two reception rooms greets you with a cozy fireplace, perfect for quiet, relaxing evenings. To your left, the first of four double bedrooms is conveniently located on the ground floor, ideal for guests or family members who prefer easy access.

Proceeding through the hall, you reach the expansive living room on the right, which seamlessly integrates both living and dining areas. A charming vintage food hatch adds a nostalgic touch to the space connecting the kitchen to the lounge/dining room. French doors lead out onto the patio, providing a breathtaking view of the lush garden beyond.

Before entering the kitchen, a convenient downstairs W.C. is situated for guests and family members. The large, well-appointed kitchen at the rear of the property offers stunning garden views, making meal preparation a delightful experience.

Upstairs, you will find three additional double bedrooms, each generously proportioned and filled with natural light. A family bathroom caters to the needs of the household, offering comfort and convenience.

Outside, to the left of the property, a garage provides additional storage or parking space. The patio area is perfect for alfresco dining, entertaining, or simply enjoying the tranquility of the

\*Auction 21st November\* Welcome to Holtye Road, a beloved family home filled with warmth and character, featuring an exceptional garden and ample bedrooms. This converted bungalow offers a delightful blend of spacious living, modern conveniences, and timeless charm in a four-bedroom, two-reception home with an immaculate south-facing garden.

As you enter from the generous 3-car driveway, you step into the heart of this welcoming home. To your right, the first of two reception rooms greets you with a cozy fireplace, perfect for quiet, relaxing evenings. To your left, the first of four double bedrooms is conveniently located on the ground floor, ideal for guests or family members who prefer easy access.

Proceeding through the hall, you reach the expansive living room on the right, which seamlessly integrates both living and dining areas. A charming vintage food hatch adds a nostalgic touch to the space connecting the kitchen to the lounge/dining room. French doors lead out onto the patio, providing a breathtaking view of the lush garden beyond.

Before entering the kitchen, a convenient downstairs W.C. is situated for guests and family members. The large, well-appointed kitchen at the rear of the property offers stunning garden views, making meal preparation a delightful experience. Upstairs, you will find three additional double bedrooms, each generously proportioned and filled with natural light. A family bathroom caters to the needs of the household, offering comfort and convenience.

Outside, to the left of the property, a garage provides additional storage or parking space. The patio area is perfect for alfresco dining, entertaining, or simply enjoying the tranquility of the garden. The highlight of this property is the expansive garden, adorned with mature trees and offering endless potential for gardening enthusiasts or outdoor activities.

East Grinstead High Street is a short walk away and with the train station providing transport directly to London Victoria within 55 mins making East Grinstead a great choice for commuters looking for a country home whilst working in the city. Holtye Road is more than just a house; it's a home where cherished memories are made. The perfect blend of spacious indoor living and an incredible outdoor oasis makes it an ideal place for family life and entertaining. Welcome to your dream home!

[https://www.iamsold.co.uk/property/dbb14cf0ad634ce8b242fc41a2a23search\\_id=8e72993b9b2a437baa46193369994e77](https://www.iamsold.co.uk/property/dbb14cf0ad634ce8b242fc41a2a23search_id=8e72993b9b2a437baa46193369994e77)

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a

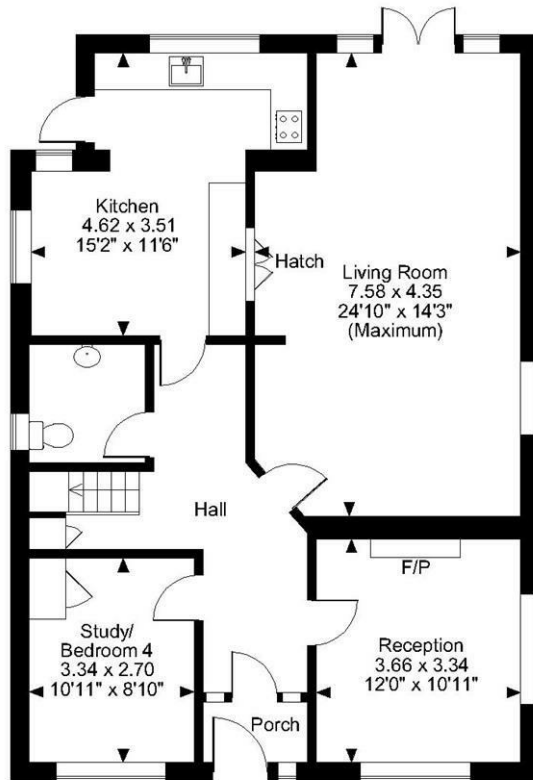


non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

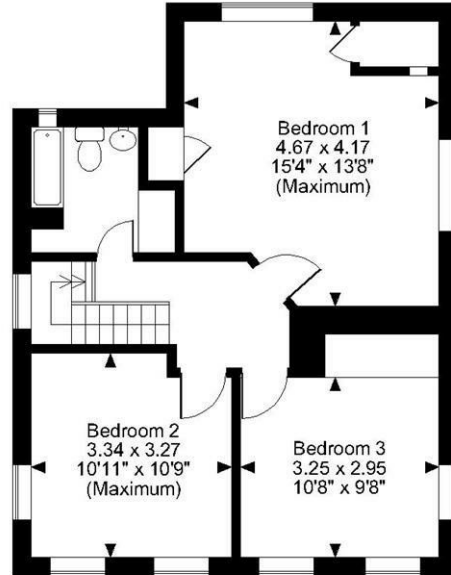
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Holtye Road, East Grinstead  
Approximate Gross Internal Area  
1560 Sq Ft/145 Sq M



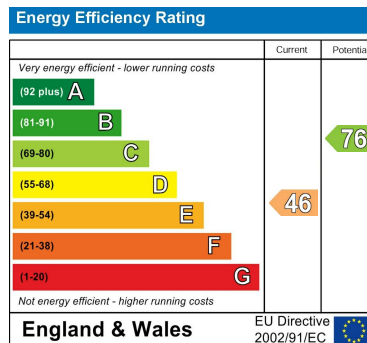
Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8599861/RLE



DIRECTIONS

CONTACT

64 Queens Road  
Brighton  
East Sussex  
BN1 3XD

E: [info@myhausbrighton.co.uk](mailto:info@myhausbrighton.co.uk)

T: 01273 286788

[myhausbrighton.co.uk](http://myhausbrighton.co.uk)



**MyHausProperty**  
Sales & Lettings