



**Connells**

Holtye Road  
East Grinstead



## Property Description

A truly unique opportunity on Holtye Road offering a spacious family home with two annexes, a huge garden and endless potential. Set back from the road behind a generous driveway, this standout property offers something rarely available on the market. A beautifully presented three-bedroom main residence is complemented by two self-contained one-bedroom annexes, making it the perfect choice for those seeking flexible living arrangements, multi-generational living or an additional rental income.

The main house is full of charm, finished to a good standard and enhanced with character quirks throughout. Bright and welcoming, the living spaces flow seamlessly with a large lounge, dining areas and a well-appointed kitchen providing the heart of the home. Upstairs three spacious bedrooms offer comfortable family living.

Each annex has its own entrance, kitchen, living space, bedroom and bathroom, allowing complete independence for extended family, guests or tenants. This versatile setup makes the property one of the most adaptable homes available in East Grinstead today.

Outside the property truly impresses. The extensive rear garden offers endless possibilities for entertaining, family play or simply enjoying the outdoors in privacy. The expansive driveway to the front provides plentiful off-road parking, ideal for a busy household.

The location is as desirable as the home itself. Just a short walk from the beautiful grounds of East Court you can enjoy picturesque walks.

### Entrance Hall

### Lounge

19' 9" x 17' ( 6.02m x 5.18m )

### Dining Room

12' 5" x 9' 8" ( 3.78m x 2.95m )

### Kitchen

14' 9" x 11' 7" ( 4.50m x 3.53m )

### Breakfast Area

15' 1" x 7' ( 4.60m x 2.13m )

### Utility Room

10' 3" x 8' 6" ( 3.12m x 2.59m )

### Shower Room

### Bedroom 1

15' 4" x 10' 2" ( 4.67m x 3.10m )

### En Suite Shower Room

### Bedroom 2

12' 9" x 11' 3" ( 3.89m x 3.43m )

## **Bedroom 3**

14' 7" x 10' 1" ( 4.45m x 3.07m )

## **Bathroom**

## **Annexe 1 Lounge/Kitchen**

13' 7" x 10' 8" ( 4.14m x 3.25m )

## **Annexe 1 Utility Room**

10' 8" x 7' 9" ( 3.25m x 2.36m )

## **Study/Breakfast Area**

9' 8" x 6' 8" ( 2.95m x 2.03m )

## **Annexe 1 Bedroom**

16' 6" x 8' 6" ( 5.03m x 2.59m )

## **Shower Room**

## **Annexe 2 Lounge**

14' 1" x 9' 9" ( 4.29m x 2.97m )

## **Annexe 2 Dining Area**

12' 3" x 8' 6" ( 3.73m x 2.59m )

## **Annexe 2 Kitchen**

8' 6" x 5' ( 2.59m x 1.52m )

## **Annexe 2 Bedroom**

9' 7" x 9' 2" ( 2.92m x 2.79m )

## **En Suite Shower Room**

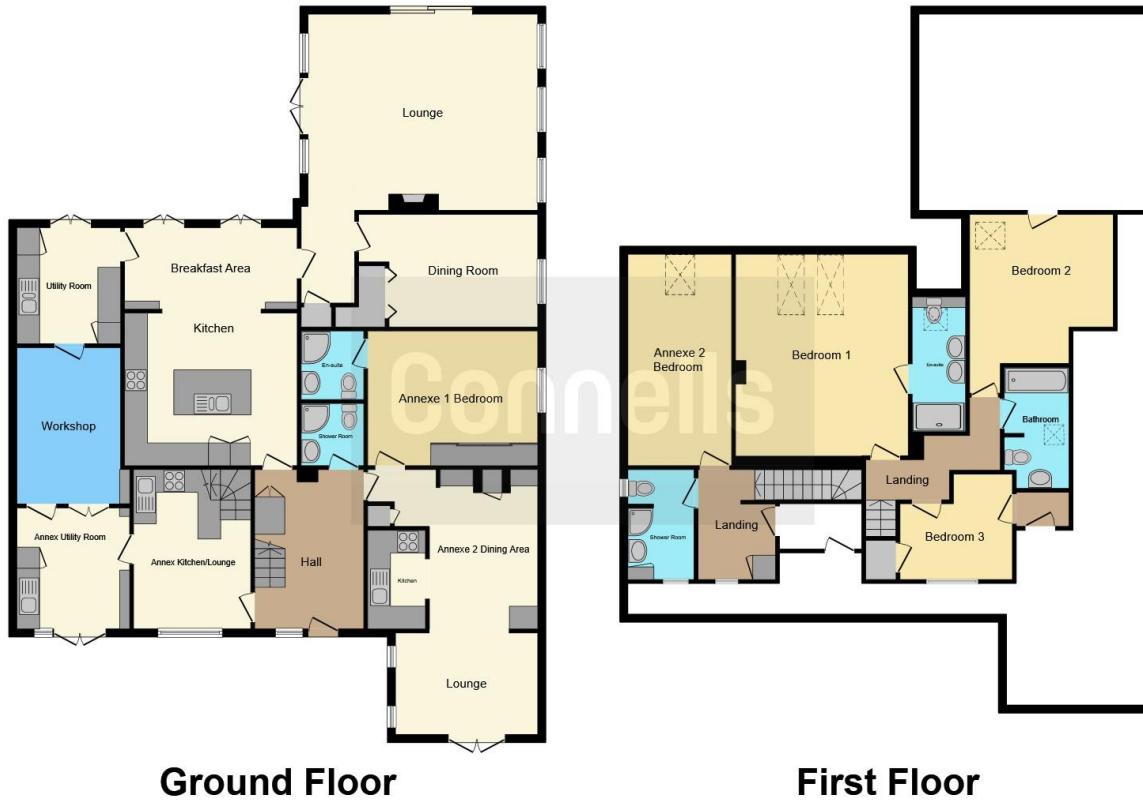
## **Front & Rear Garden**

## **Driveway**









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EPC Rating: D    Council Tax  
 Band: F

Tenure: Freehold

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