

Guide Price

£650,000

Garnham  
H Bewley

206 Holtye Road, East Grinstead



- Semi Detached Family Home
- Five Bedrooms
- Three Bathrooms
- 28ft x 11ft Kitchen/Dining Room
- Two Reception Rooms
- Front, Rear and Side Gardens
- Downstairs Cloakroom
- Double Garage & Driveway

For further information contact Garnham H Bewley:

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## 206 Holtye Road, East Grinstead, West Sussex RH19 3ES

Guide Price £650,000 to £675,000. Garnham H Bewley are pleased to present to the market this stunning and deceptively spacious five bedroom semi-detached family home boasting 28ft x 11ft kitchen/dining room, two reception rooms, downstairs cloakroom, three bathrooms, rear garden, double garage and driveway parking. The property is, in our opinion, offered in excellent decorative order throughout and internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor consists of front door to the side aspect into the entrance hall which has the stairs leading to the first floor and access to the downstairs cloakroom. The lounge is situated to the front aspect with bay window to the side aspect and French doors to the front leading to the front garden. The kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, integrated oven, gas hob set into the island with extractor hood above, dishwasher, washing machine, American style fridge/freezer, French doors leading to the side and bi-folding door to the rear leading to the garden. There is also the versatile study with window to the side aspect and French doors to the rear. The first floor consists of the main bedroom set to the rear with double aspect windows and access to the en-suite which has been fitted with a double shower cubicle, wash hand basin, low level W.C. and heated towel rail. Bedrooms three and four both overlook the front aspect and bedroom five is set to the side aspect. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps, shower attachment and glass screen, wash hand basin, low level W.C., heated towel rail and window to the side aspect. The second floor consists of the second bedroom with fitted wardrobes, window to the front aspect, skylight and access to the en-suite which has been fitted with shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Outside the garden has been wonderfully landscaped with patio area leading from the rear around to the side providing a great space for entertaining and leading to a lawned garden with a range of mature shrubs and borders and is fence enclosed. To the rear of the garden there is the added bonus of a home built bar and rear access leading to the double garage which comes complete with light and power. To the front there is additional area of garden with a range of mature shrubs and borders. The property is approached by shared electric gates to the small cul-de-sac which there is service charge of £67 per month towards the maintenance of the communal road, gardens and grounds.



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# Accommodation

## Ground Floor Entrance Hall

## Downstairs Cloakroom

**Kitchen/Dining Room**  
28' 10" x 11' 9" (8.79m x 3.58m)

**Lounge**  
20' 2" x 14' 10" (6.15m x 4.52m)

**Study**  
8' 5" x 7' 1" (2.57m x 2.16m)

## First Floor Landing

**Main Bedroom**  
11' 10" x 10' 8" (3.61m x 3.25m)

**En-suite**  
7' 2" x 6' 5" (2.18m x 1.96m)

**Bedroom 3**  
10' 10" x 10' 0" (3.30m x 3.05m)

**Bedroom 4**  
10' 5" x 6' 1" (3.17m x 1.85m)

**Bedroom 5**  
7' 2" x 6' 11" (2.18m x 2.11m)

**Family Bathroom**  
7' 3" x 6' 11" (2.21m x 2.11m)

## Second Floor Bedroom 2

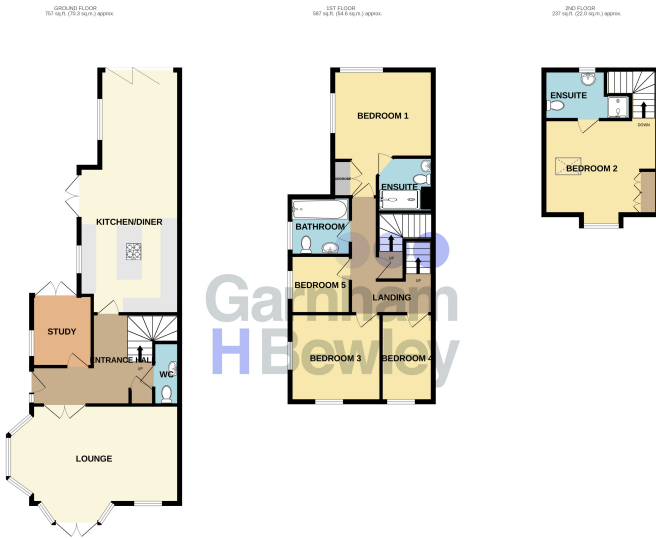
13' 6" x 12' 7" (4.11m x 3.84m)

**En-suite**  
9' 9" x 5' 10" (2.97m x 1.78m)

## Outside Front, Rear and Side Garden

**Double Garage**  
18' 11" x 18' 10" (5.77m x 5.74m)

## Driveway



TOTAL FLOOR AREA: 1582 sq.ft. (146.9 sq.m.) approx.  
When every effort has been made to ensure the accuracy of the description 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 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 is made with respect to their efficiency or efficiency can be given.  
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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

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