



# Holtye Road, East Grinstead, RH19 3EZ

Offers In Region Of £1,250,000

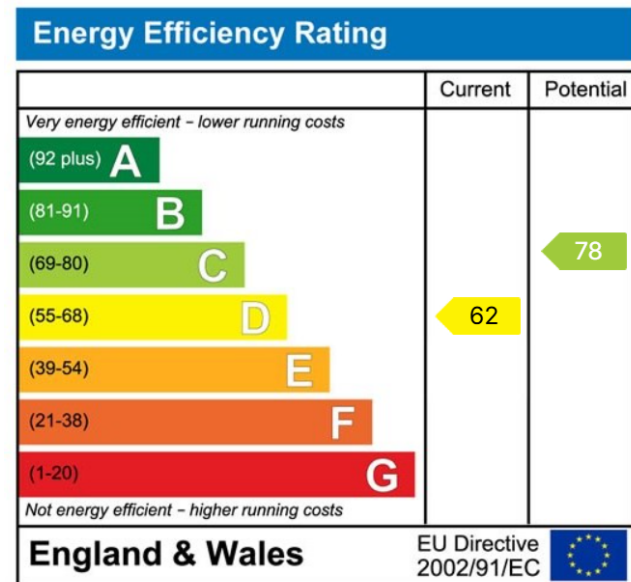
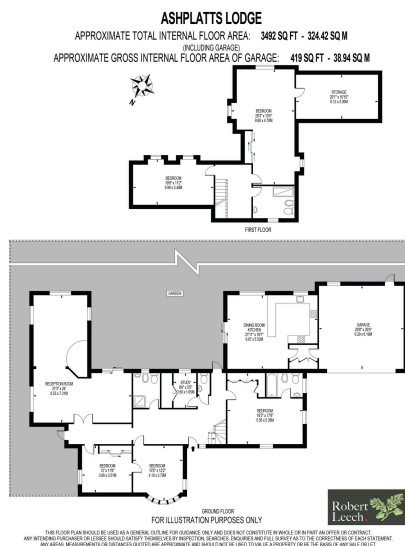
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- Prime East Grinstead development opportunity
- Existing detached residence extending to approx. 3,492 sq ft
- Development plot circa 0.4 acres
- Full planning permission granted under DM/23/1111
- Approved scheme for 4 x four-bedroom semi-detached houses
- Sought-after semi-rural position
- Mature private plot
- Double garage and extensive parking
- Strong resale and GDV potential
- Flexible acquisition opportunity for developers and investors



A rare opportunity to acquire a substantial five-bedroom detached residence together with a circa 0.4 acre development site benefiting from full planning permission for 4 x four-bedroom semi-detached homes under application DM/23/1111. Situated within a highly sought-after semi-rural position in East Grinstead, the property offers strong development potential alongside an immediately marketable family home.



**DISCLAIMER. PROPERTY MISDESCRIPTIONS.** Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.