



Holtye Road, East Grinstead

In Excess of £300,000

**MANSELL  
McTAGGART**

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# Holtye Road

## East Grinstead

A well presented and modernised, one bedroom bungalow which is ideally located within a sought after area of East Grinstead. This property has been updated throughout by the current owners and also offers much improved garden space.

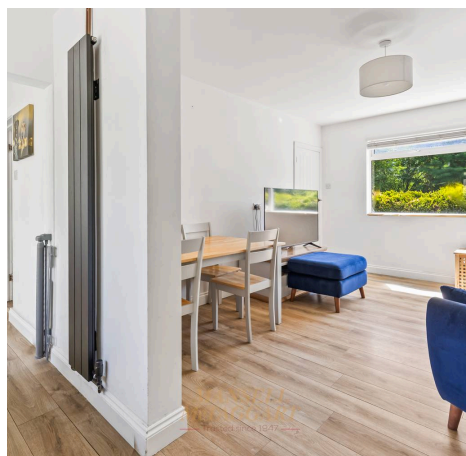
The accommodation briefly comprises: storm porch; living room/dining room with a view to the front garden; fitted kitchen with a range of wall and base level units, sink and drainer board, electric fan oven and 4-ring hob and a view into the rear garden; master bedroom with fitted wardrobes and a view to the front aspect. A modern family bathroom comprising a low-level WC, wash hand basin and bath with overhead shower completes the accommodation.

Externally, the front garden has steps leading to the front door with an array of flower beds. The rear garden features an elevated patio seating area and a large expanse of lawn plus a generous garden room.



Council Tax band: C

Tenure: Freehold





## 25 Holtye Road

East Grinstead

Council Tax band: C

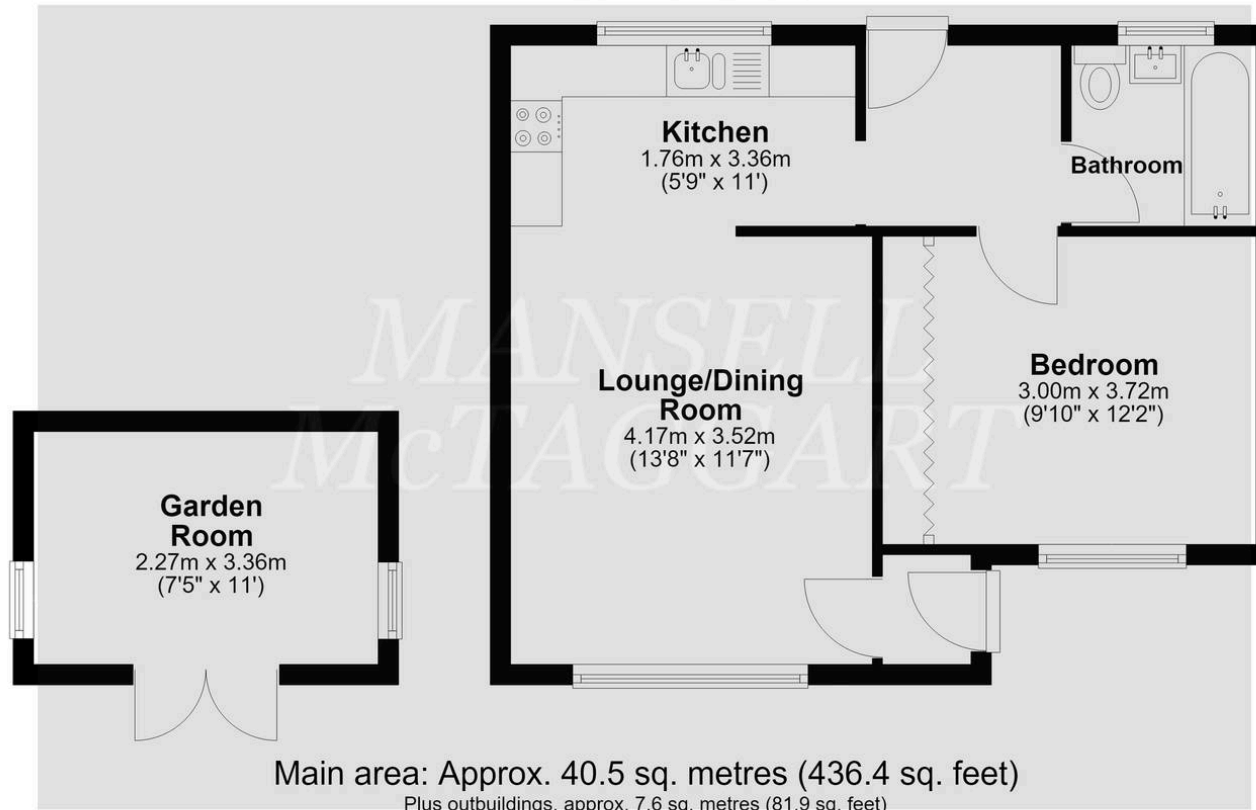
Tenure: Freehold

- Bungalow
- Living/Dining room
- Modern fitted kitchen
- Modern and well presented throughout
- Master bedroom with fitted wardrobes
- Landscaped garden
- Close proximity to town centre and mainline station
- Walking distance to local schools
- Easy access to M23 & M25
- Ideal for first time buyers



## Ground Floor

Main area: approx. 40.5 sq. metres (436.4 sq. feet)  
Plus outbuildings, approx. 7.6 sq. metres (81.9 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

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