

Offers in Excess of:

£385,000

Garnham
H Bewley

16 Holyrood, East Grinstead



- Extended, Terraced Family Home
- Three Bedrooms
- Tastefully Fitted Kitchen & Bathroom
- Westerly-Facing Rear Garden
- Quiet & Sought After Cul-De-Sac
- Allocated Parking & Garage
- Positioned Next to the Forest Way Bridlepath
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



16 Holyrood, East Grinstead, West Sussex RH19 4RN

Tucked away in a popular and quiet cul de sac on the sought after Herontye estate, this three bedroom terraced home offers excellent potential for buyers looking to update and improve a well proportioned property in a highly convenient location.

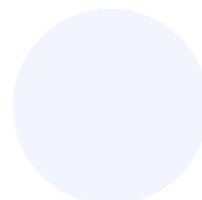
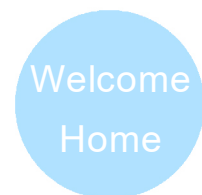
The house is within easy walking distance of East Grinstead's historic Tudor High Street, with its range of shops, cafes and everyday amenities. It also sits right next to the Forest Way bridlepath, providing direct access to miles of scenic walking and cycling routes.

The ground floor has been extended to create a much larger living space. There is a spacious lounge and dining area measuring over twenty five feet in length, making it ideal for both relaxing and entertaining. To the rear, the kitchen has also been extended, offering a good amount of worktop and storage space, with further scope to modernise or redesign. There is also a useful entrance lobby and additional storage.

Upstairs, there are three bedrooms. The main bedroom is a good size double, along with a second double bedroom and a third single bedroom which could also be used as a study or home office. A family bathroom and landing complete the first floor.

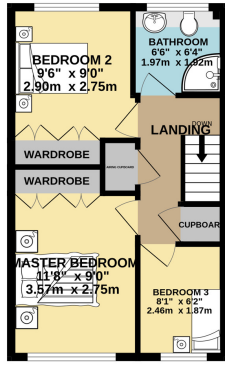
Outside, the property benefits from an allocated parking space and a garage in a nearby block, providing useful storage or secure parking.

The property is offered with no onward chain and would benefit from some modernisation, making it an ideal opportunity for buyers to create a home to their own taste in a quiet and well regarded location. Early viewing is strongly recommended.

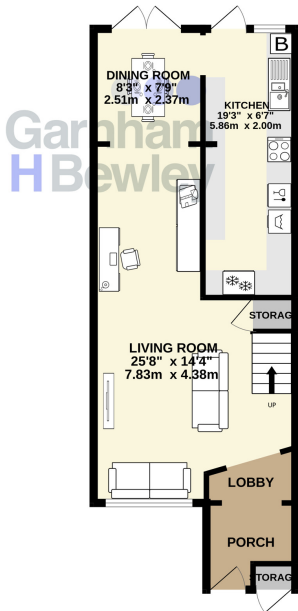


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1ST FL COOR
377 sq. ft. (35.0 sq.m.) approx.



GROUND FLOOR
526 sq. ft. (48.9 sq.m.) approx.



16 HOLYROOD - FLOORPLAN

TOTAL FLOOR AREA : 903 sq. ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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 as to their operability or efficiency can be given.
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Accommodation

Ground Floor:

Living Room:

14' 4" x 25' 8" (4.37m x 7.82m)

Dining Room:

8' 3" x 7' 9" (2.51m x 2.36m)

Kitchen:

6' 7" x 19' 3" (2.01m x 5.87m)

First Floor:

Master Bedroom:

11' 8" x 9' 0" (3.56m x 2.74m)

Bedroom Two:

9' 6" x 9' 0" (2.90m x 2.74m)

Bedroom Three:

8' 1" x 6' 2" (2.46m x 1.88m)

Bathroom:

6' 6" x 6' 4" (1.98m x 1.93m)



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Nearest Stations:

East Grinstead Station (0.9 miles)

Dormans Station (2.5 miles)

Lingfield Station (3.9 miles)

Nearest Schools:

Estcots Primary School - Ofsted: Good (0.3 miles)

Sackville School - Ofsted: Good (0.3 miles)

The Meads Primary School - Ofsted: Good (0.5 miles)

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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