



**Holtye Avenue  
East Grinstead, RH19 3FZ**

**Offers In Excess Of  
£250,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

**Holtye Avenue,  
East Grinstead, RH19 3FZ**

 1  2  2

**LOCATION**

Situated in an established residential area of the town close to open countryside. Walking distance to local shops and Blackwell Primary School and the Queen Victoria Hospital are also within reach. East Grinstead is a desirable and sought after town, located midway between London and the South-coast with excellent transport facilities. The town offers a wealth of character and has excellent facilities including shops, supermarkets for everyday needs and a wide variety of sports and leisure pursuits. From the station regular services operate to London Victoria and London Bridge and by road the M23/25 present direct routes to Gatwick Airport, London and the South Coast.

**ACCOMODATION**

Built in 2016 this spacious, executive style, second-floor flat is presented in impeccable condition throughout. The accommodation briefly comprises: communal entrance with security phone entry system and a passenger lift to all floors; entrance hall with storage cupboard; a large open plan living/kitchen area with a range of modern wall and base units with integrated appliances, plus a door opening onto the Westerly aspect balcony. Further to this there is a generous primary bedroom with ensuite shower; a double guest bedroom and a family bathroom.

**OUTSIDE**

Externally there is an allocated parking space and on street parking is readily available.

**ADDITIONAL INFORMATION**

Tenure: Leasehold  
Lease Term: 125 Years from and including 24 June to 23 June 2142  
Annual Service Charge: £1,773.74  
Service Charge Review Period: TBC  
Annual Ground Rent: £300  
Ground Rent Review Period: TBC  
Council Tax Band: C

**AGENTS NOTE**

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Buses**

1 minute walk



**Shops**

Convenience Store  
1 minute walk



**Trains**

East Grinstead  
1.6 miles



**Airport**

Gatwick  
10.5 miles



**Roads**

M23  
12.7 miles



**Sport & Leisure**

Kings Centre  
1 miles



**Rental Income**

£1,350 pcm  
Rental Yield – 6.5%



**Schools**

Blackwell Primary  
Sackville School



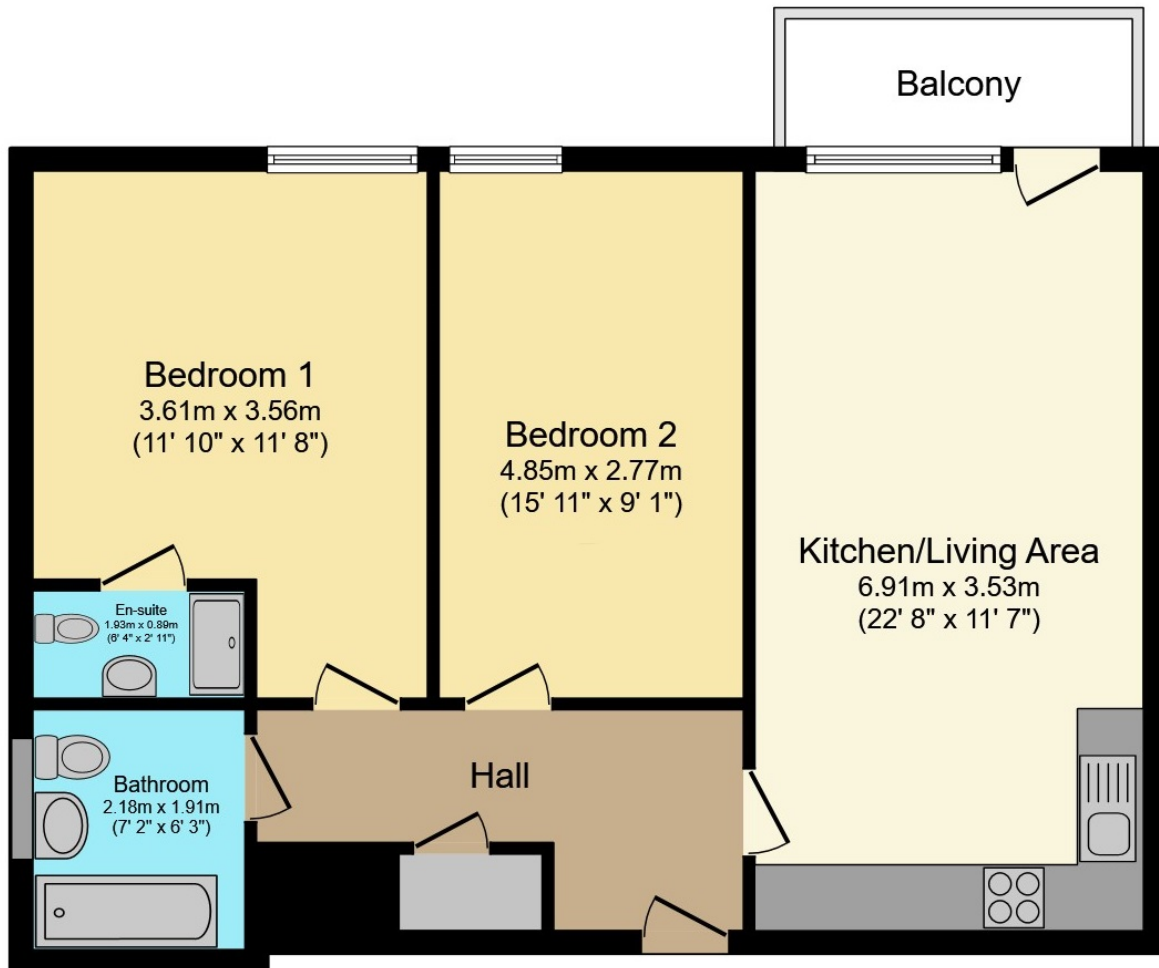
**Broadband**

Up to 67 Mbps

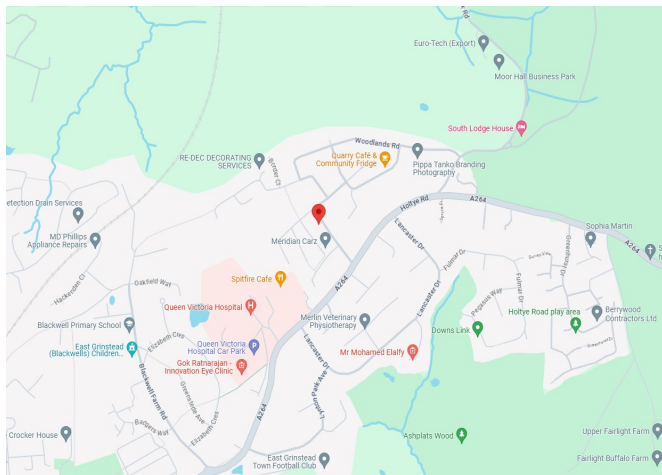


**Council Tax**

Band C



### Map Location



### Total Approximate Floor Area

**797 sq ft / 74 sq m**

### EPC Rating

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 82                      | 82        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |

Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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