



**Guide Price**  
**£265,000**

**Leasehold**

2x  2x  1x 

**GB House, Holtye  
Avenue, East Grinstead,  
West Sussex, RH19**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Immaculately presented modern second floor apartment
- Spacious accommodation throughout
- Underfloor heating to bathroom and Amtico flooring in bedroom
- Walk out balcony terrace
- Allocated parking



### Nearest Schools

Primary Schools: Blackwell Primary 0.9 miles, Estcots Primary 1.4 miles, Meads Primary, The 1.5 miles

Secondary Schools: Sackville School 1.4 miles, Lingfield Notre Dame 3.0 miles, National Centre for Young People with Epilepsy



### Transport Information

Train Stations: East Grinstead 1.8 miles, Dormans 1.9 miles, Lingfield 3.5 miles

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Dining Room: 24'8 x 15'7 (7.52m x 4.75m)

Balcony

Bedroom 1: 11'0 x 10'3 (3.36m x 3.13m)

En-Suite Shower Room

Bedroom 2: 15'3 x 8'7 (4.65m x 2.62m)

Family Bathroom

### OUTSIDE

Allocated Parking Space

Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



20613481/20230130/CB/CB