



O.I.R.O £550,000

Beeches Mead, Hollow Lane, RH19

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mayhews



A generously sized semi-detached house boasting an exceptional rear garden in an outstanding rural setting!

Mayhew Estates are delighted to offer for sale this generously sized semi-detached house that is situated in the most impressive rural setting. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the well-proportioned accommodation throughout as well as the generously sized rear garden.

Entering the property, you're immediately met by a spacious entrance hallway, where the current owners have cleverly incorporated an office/study area, that provides access to the downstairs accommodation and there are stairs rising to the first floor. Located at the front of the property is the large living room that enjoys a fire place, and there are two large windows allowing natural light to flood into this incredible room. A real highlight to this property is the kitchen/dining room that offers a wealth of size with direct access out to the rear garden, along with an adjoining utility room. The kitchen benefits from a range of eye and base level units, work surface space, butler style sink, breakfast bar, Rangemaster, and there are areas for a dishwasher and fridge freezer. Completing the downstairs accommodation there is a tasteful shower room.

Rising to the first floor you're met by three well-proportioned double bedrooms that are complemented by a family bathroom.

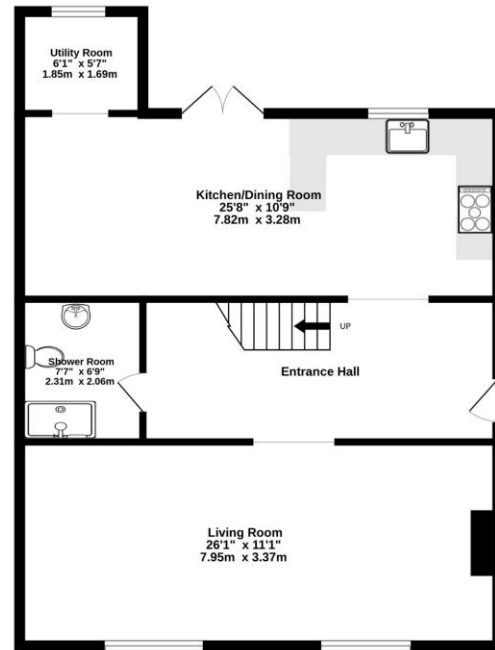
Parking is provided to the front of the property via driveway for multiple vehicles and there is also residents parking available. The rear garden backs on to woodland creating plenty of privacy and seclusion and it has been thoughtfully designed by the current owners. There is a recently upgraded large patio area perfect for outside dining and entertaining, with the rest of the rear garden being predominantly laid to lawn with a wide range of mature shrubs, plants and borders.

Key features

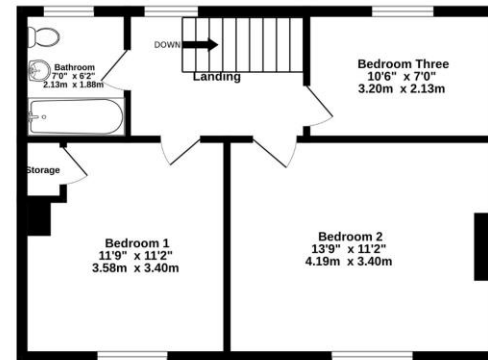
- A generously sized semi-detached house
- Three double bedrooms
- Upstairs family bathroom and downstairs shower room
- Large living room
- Kitchen/dining room with adjoining utility room
- Driveway parking for multiple vehicles along with residents parking
- Exceptional rear garden
- Rural location
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Ground floor
782 sq.ft. (72.7 sq.m.) approx.



1st floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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