



Flat 1, Holmes Place Crowborough Hill

Crowborough, TN6 2RS

£375,000





## A Fresh Chapter of Comfort & Community Living

Welcome to Holmes Place – a thoughtfully designed retirement community where independent living meets peace of mind. This rarely available two-bedroom ground floor apartment offers the perfect blend of privacy, convenience, and support, exclusively for the over 60s.

Tucked away in a desirable position on Crowborough Hill, just a short stroll from the town centre, this lovely home is part of a purpose-built development by McCarthy & Stone, completed in 2014. Whether you're seeking a more relaxed pace of life or simply a place where everything has been considered for your comfort, Holmes Place has it all.

Step inside and you'll find a bright and spacious living/dining room, leading to a private, paved seating area—perfect for enjoying a morning coffee or a quiet afternoon with a good book. The master bedroom includes an en-suite bathroom and a large walk-in wardrobe.

The well-appointed kitchen and separate shower room, consisting of a toilet and basin, provide practicality, while generous storage and thoughtful design ensure everything is within easy reach.

Holmes Place isn't just about the apartment—it's about the lifestyle. Residents enjoy access to:

A friendly communal lounge and balcony terrace

Beautifully kept gardens

An on-site House Manager

24-hour emergency careline

A guest suite for visiting family

Lift access to all floors

Handy laundry room

And the option of allocated parking (£250 per year)

Whether you're looking for a quieter life, a sense of community, or the reassurance of support when you need it, this is a place to feel truly at home.

Service Charge: £361.47 per month

(Covers House Manager, emergency call system, building insurance, heating & electricity in communal areas, window cleaning, gardening, maintenance, lift upkeep, water & sewerage, and guest suite access.)

Ground Rent: £247.50 half yearly

Council Tax Band: D

Tennure: Leasehold 114 Year Lease









## Floor Plan



## Viewing

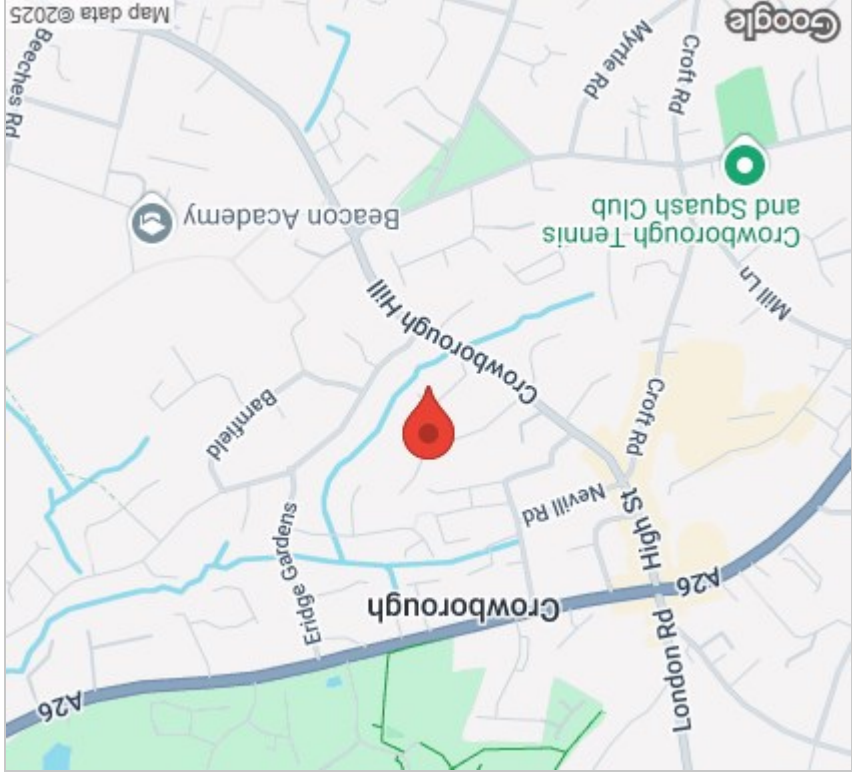
Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (73-100)	A (73-100)
B (69-72)	B (69-72)
C (65-68)	C (65-68)
D (55-64)	D (55-64)
E (51-54)	E (51-54)
F (45-50)	F (45-50)
G (35-44)	G (35-44)
82	

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs

## Energy Efficiency Graph



## Area Map

# 01892 653333

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