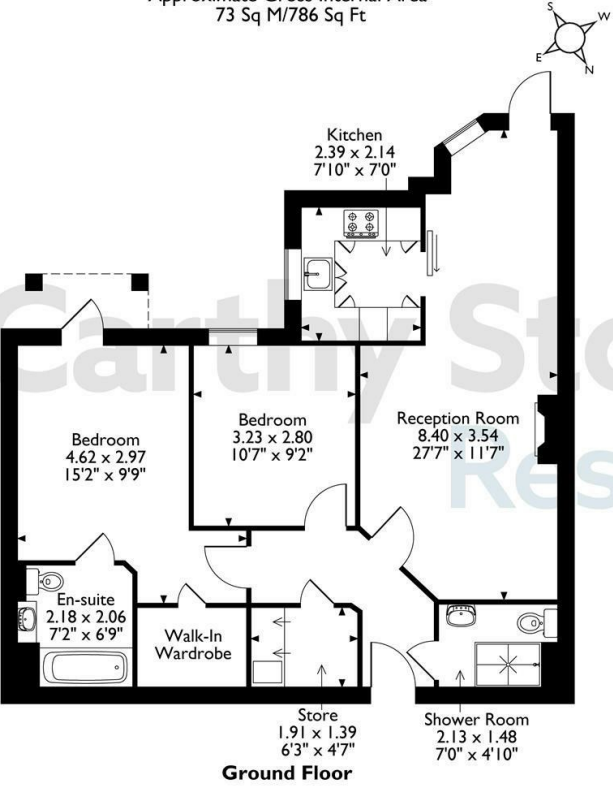
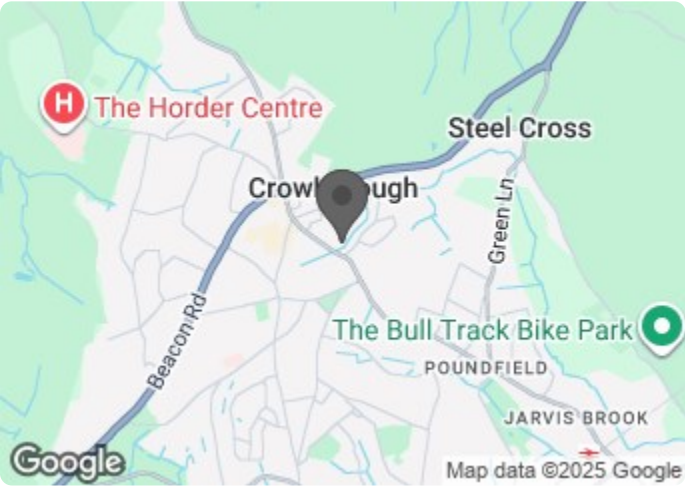


Holmes Place, Flat 17, Crowborough Hill, Crowborough, East Sussex  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668173/DST.

Council Tax Band: D



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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 17 Holmes Place

Crowborough Hill, Crowborough, TN6 2RS



### Asking price £350,000 Leasehold

A superb and spacious TWO BEDROOM, TWO BATHROOM retirement apartment situated on the GROUND FLOOR, boasting direct access from the living room to a SOUTH WEST FACING PATIO and the communal grounds.

The apartment it well situated on the same floor as the wonderful communal facilities, which include a homeowners lounge where SOCIAL EVENTS take place, a well equipped laundry and more!

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Holmes Place, Crowborough Hill, Crowborough

## Development Overview

Holmes Place was constructed by McCarthy and Stone for Independent Retirement Living and boasts a mix of one and two-bedroom apartments for the over 60s.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability). In addition, there is a well equipped laundry room with washing machines and tumble driers, and lovely landscaped communal gardens to enjoy.

There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. The energy costs of the homeowners lounge and other communal areas are also covered.

For peace-of-mind, there is a 24-hour emergency call system provided via a personal pendant alarm and call points in the bathrooms, and lift access to all floors.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Entrance Hallway

Front door with spy hole and letter box leads to the large entrance hall, where the 24-hour emergency response system is wall mounted. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

## Local Area

Crowborough is a charming town nestled in East Sussex, England, situated on the edge of the beautiful Ashdown Forest. Known for its scenic landscapes and peaceful surroundings, it offers a perfect blend of countryside tranquillity and small-town community life. The town features a range of amenities,

including supermarkets, independent shops, cafés, a leisure centre with a swimming pool. Crowborough Country Park and nearby Ashdown Forest provide ample opportunities for outdoor activities, while the bustling high street hosts a monthly farmers' market and a variety of local services. With its mix of natural beauty, practical amenities, and easy access to nearby towns like Tunbridge Wells, Crowborough is a quiet yet inviting destination for visitors and residents alike.

## Living Room

A spacious living area with ample room for dining, boasting direct access to a South Westerly facing patio via French doors. Raised power sockets and TV point for convenience, two ceiling light points. Neutrally carpeted and decorated throughout. Sliding door opens to the kitchen.

## Kitchen

Fitted kitchen with a range of wooden effect wall and base cabinets with laminate rolltop worksurfaces over. Integrated appliances comprising; fridge/freezer, waist height single oven for minimal bend and four ring electric hob with extractor hood over. Stainless steel sink with chrome mono lever mixer tap sits below a double glazed window.

## Bedroom One

A generously sized double bedroom neutrally decorated and carpeted throughout. This room boasts a walk in wardrobe with rails and shelves for ample clothes storage. Double glazed window which allows natural light to flood the room, raised power sockets for convenience and two ceiling light points. Access to patio area via French door. Door leading to en-suite.

## En-suite Bathroom

A fully tiled modern suite comprising; wood effect paneled bath with shower over, glass screen and grab rail, WC, wood effect vanity cupboard with sink inset and wall mounted mirror and lighting above. Ceiling spotlights and 24/7 emergency pull cord.

## Bedroom Two

A generously sized double bedroom, which could alternatively be used as a study, hobby room or additional dining area. Ceiling lightpoint, raised sockets and TV points for convenience.

## Shower Room

An extensively tiled shower room with a modern suite comprising; level access walk in shower with glass shower

# 2 Bed | £350,000

screen, WC, basin seated on a wooden effect vanity cupboard with wall mounted mirror and lighting above. Ceiling spotlights and 24/7 emergency pull cord.

## Lease Information

Lease: 125 years from 1st Jan 2014  
Ground rent: £495 per annum  
Ground rent review: 1st Jan 2029

## Service Charge

Annual service charge: £4,716.69 for financial year ending 30/09/2026.

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

