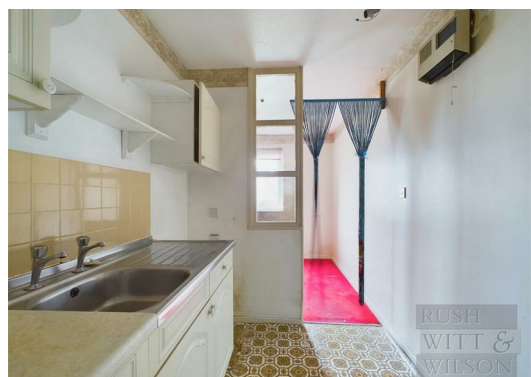
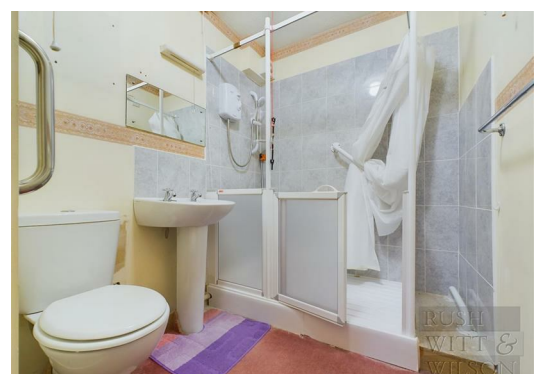
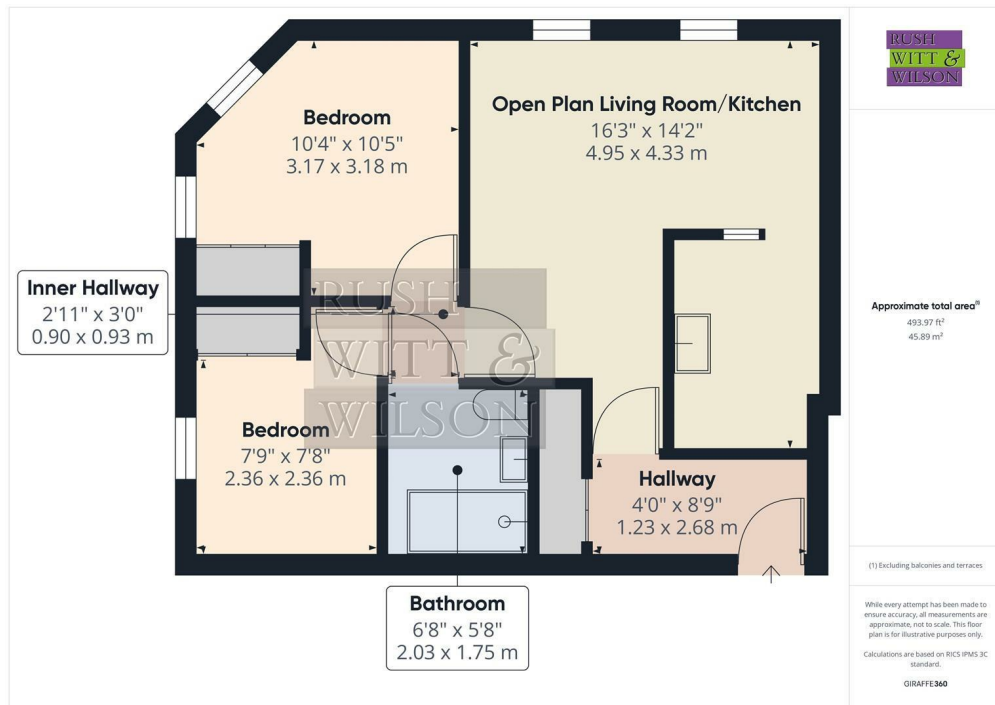




## **11 Holmebury House Holmesdale Gardens, Hastings, TN34 1LS Offers In The Region Of £80,000**

This delightful two bedroom ground floor flat is an ideal choice for those seeking a retirement property. Conveniently located near Hastings town centre, residents will enjoy easy access to a variety of local amenities, shops, and transport links. This well-appointed flat would benefit from modernisation throughout but does feature a welcoming entrance hall that leads into a spacious lounge/dining room, perfect for relaxation or entertaining guests. The kitchen is functional and provides ample space for culinary pursuits. The two comfortable bedrooms offer a peaceful retreat, while the shower room with WC ensures convenience and accessibility. As a warden-assisted property, this flat provides an added layer of support, making it an excellent option for those who value independence while having assistance available when needed. The property is offered chain free, allowing for a smooth and straightforward purchase process. With its prime location and thoughtful design, this flat presents a wonderful opportunity for comfortable living in a vibrant community. Whether you are looking to downsize or seeking a peaceful place to enjoy your retirement, this property is well worth considering.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

**RUSH  
WITT &  
WILSON**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**