



Holmes Place Crowborough Hill

Crowborough, TN6 2RS

Asking Price £375,000



Welcome to Holmes Place

Tucked away in a desirable position on Crowborough Hill, just a short stroll from the town centre, this apartment is part of a purpose-built development by McCarthy & Stone, completed in 2014. Holmes Place is a vibrant, welcoming community with plenty of fun social events to help you connect, relax and enjoy retirement. Designed for those aged 60 and over, this residence offers independent living with the reassurance of on-site support.

A fabulous one-bedroom apartment set on a two-bedroom footprint, offering an exceptional sense of space, storage, and an impressive amount of natural light throughout. This unusually spacious layout provides the comfort and versatility rarely found in a one-bedroom apartment. The property features a stunning double-aspect sitting room, creating a bright, airy, and inviting living environment, along with a fully integrated modern kitchen designed for both convenience and style. The large, well-proportioned bedroom offers ample room for relaxation and benefits from two walk-in wardrobes, providing outstanding storage options. The modern bathroom is beautifully finished and equipped with a heated towel rail for added comfort. In addition, the hallway features a large walk-in storage cupboard, perfect for coats, shoes, and everyday essentials. This standout apartment combines generous dimensions, contemporary living, and a uniquely spacious design in an enviable setting. Full-fibre broadband will also be available at the property, ensuring fast, reliable connectivity.

Residents can 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

A laundry room

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.

Crowborough is a charming town nestled in East Sussex, situated on the edge of the 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.

Lease: 125 years from 1st Jan 2014

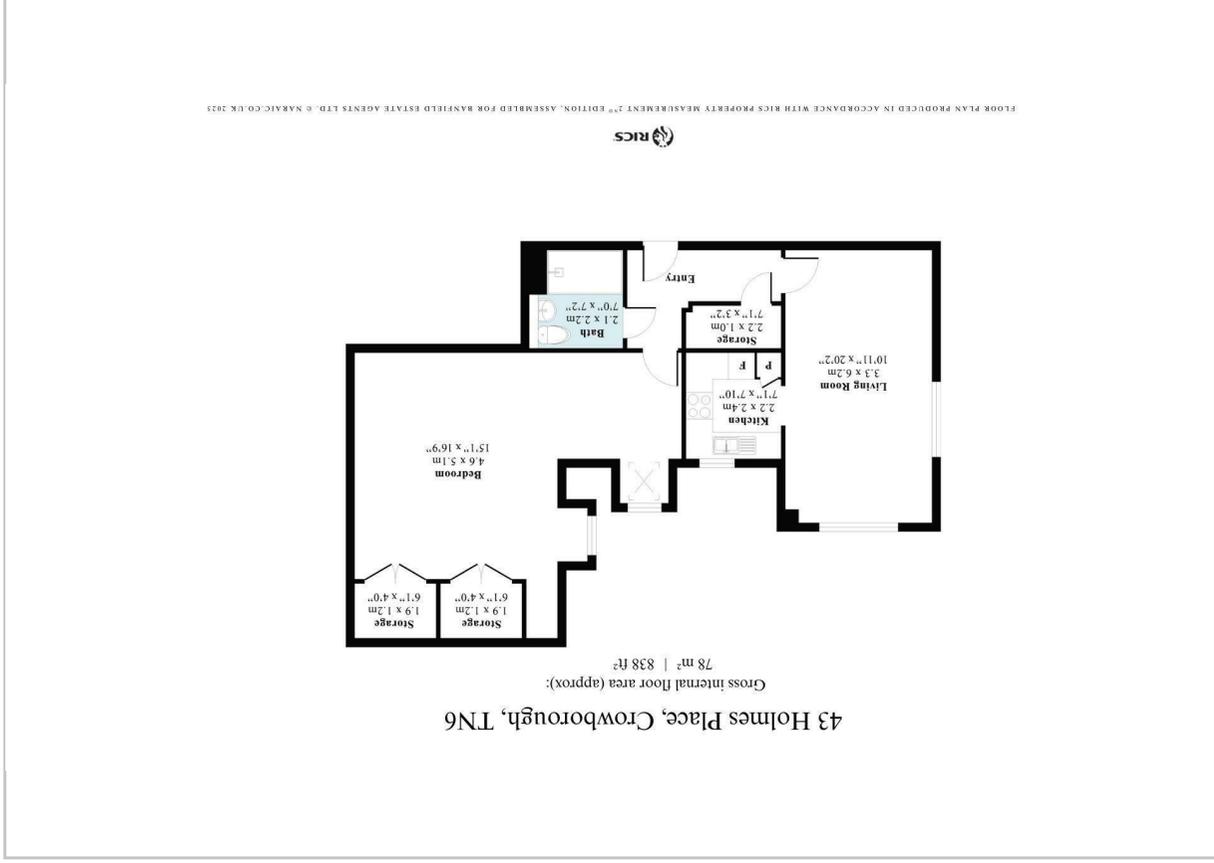
Service Charge: £262.04 per calendar month

Ground rent £495 per annum (deducted by dd very six months taken 1 April and 1 October each year at £247.50 at each instalments)

Parking permits are available at a charge of £250 per year (deducted by dd every six months taken April and October at £125 at each instalments)



Floor Plan



Viewing

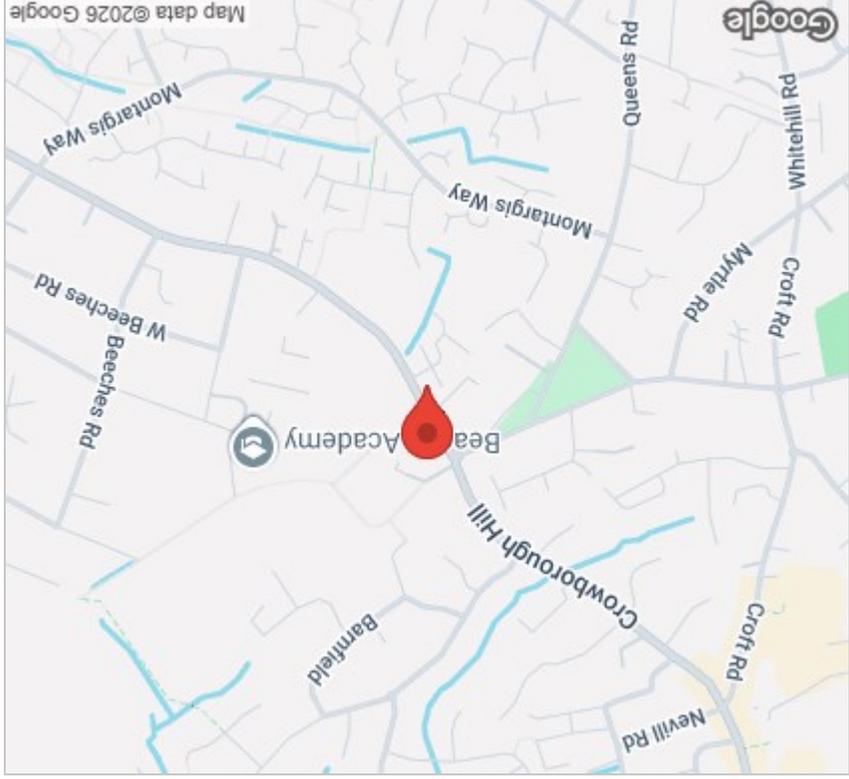
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (72 plus)	A (72 plus)
B (81-89)	B (81-89)
C (85-89)	C (85-89)
D (90-94)	D (90-94)
E (95-99)	E (95-99)
F (100-109)	F (100-109)
G (110-129)	G (110-129)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE | info@banfieldresidential.com | www.banfieldresidential.com

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.