



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## 11 Holmes Place

Crowborough Hill, Crowborough, TN6 2RS

PRICE REDUCED



PRICE REDUCTION

**Asking price £285,000 Leasehold**

A light and spacious ONE bedroom apartment situated on the GROUND FLOOR. This apartment boasts a fully fitted kitchen with integrated appliances, spacious living area with ample room for dining and a patio area accessed via a French door and modern shower room.

Holmes Place is a vibrant welcoming community with plenty of fun social events to help you connect, relax and enjoy retirement

\*Entitlements Advice and Part Exchange available\*

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

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# Holmes Place, Crowborough Hill,

1 Bed | £285,000

PRICE  
REDUCED

## 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.

## 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 area

A spacious living area with ample room for dining, boasting direct access to a private patio via a French Door. This room features a fireplace which provides an attractive focal point in the room. Raised power sockets and TV point for convenience, two ceiling light points. Partially glazed door leads onto the separate kitchen.

## Kitchen

A fully 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 beneath the double glazed window which allows ample natural light to fill the room.

## Bedroom

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 lightpoints.

## Shower Room

A fully tiled modern suite comprising; level access walk

in shower with glass shower 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.

## Car Parking

Car parking is by allocated space on a permit scheme. Please check with the House Manager for more information and availability.

## Service Charges

Annual service charge: £3,144.46 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)'.

## Lease Information

Lease: 125 years from 1st Jan 2014  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2029

## 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

