Banfield Estate Agents

Holmes Place Crowborough Hill

Crowborough, TN6 2RS

Asking Price £200,000

1 1 1 B

For sale in the heart of Crowborough, East Sussex, is this beautifully presented one bedroom retirement flat offering comfortable living in a friendly and well-connected community. Immaculately maintained and in good condition throughout, this light and airy property is perfectly suited for those seeking a peaceful yet sociable lifestyle.

Step inside to a spacious entrance hall, providing a warm welcome. A large storage cupboard off the hall ensures plenty of room for coats, shoes, and essentials. The lounge and dining room is generous and filled with natural light, enhanced by a charming bay window. An electric fireplace with an elegant mantle forms a cosy focal point, making it an ideal spot to unwind or entertain friends.

The thoughtfully designed kitchen features a range of wall and base units, offering ample storage and workspace. Complete with a fridge freezer, built-in oven, and modern induction hob. Part-tiled walls add to the sleek and practical finish, and a window to the rear allows for pleasant views and fresh air.

The generously proportioned double bedroom boasts a large walk-in wardrobe, providing plenty of storage for clothes and personal belongings. A well-appointed bathroom completes the layout of this inviting home featuring a walk in shower, w.c, heated towel rail, basin and storage.

Located in Crowborough, this property places you within easy reach of local shops, cafes, and essential amenities. The area is celebrated for its friendly community atmosphere and excellent transport links, including bus services and mainline rail connections to London and the South Coast. Nearby, the stunning Ashdown Forest offers beautiful woodland walks and the perfect opportunity to explore nature at your leisure.

Built in 2015 by McCarthy & Stone, Holmes Place boasts impressive landscaped gardens with tranquil seating areas, perfect for socialising or enjoying peaceful moments outdoors. Residents benefit from a range of premium communal facilities, including a stylish split-level lounge with a balcony terrace, a guest suite, and a communal laundry room. A friendly house manager is on hand to provide assistance when needed, while the secure CCTV entry system ensures peace of mind.

Council Tax Band: C

Tenure: Leasehold

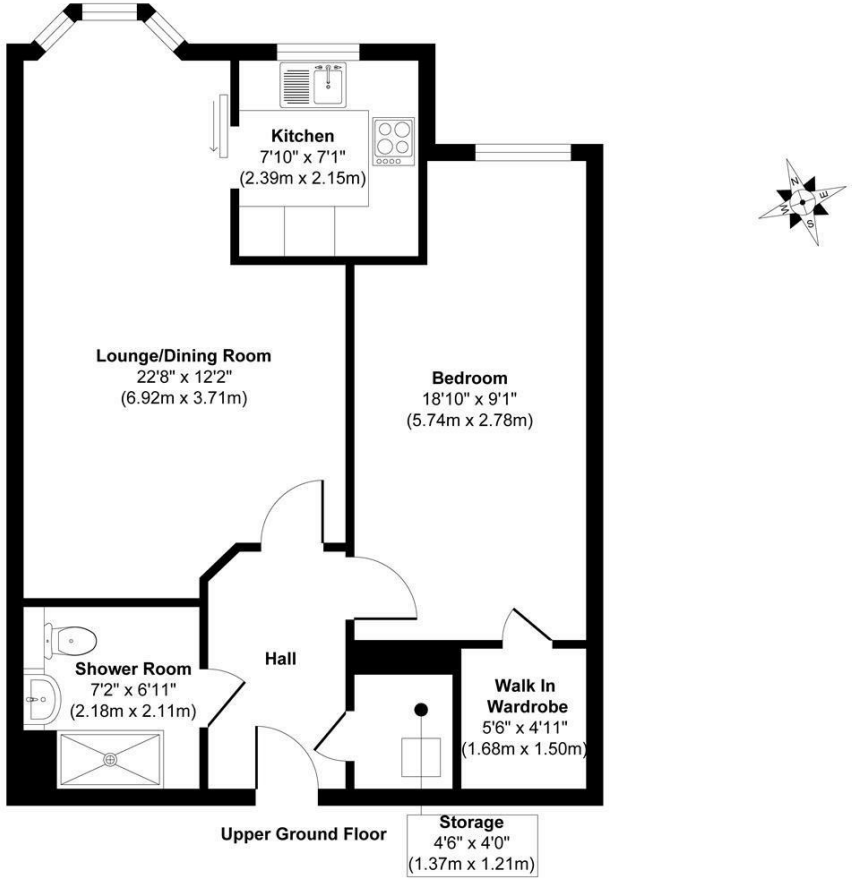
Lease: 125 years from 01/01/2014

Maintenance Charge: £262.04 pcm

Ground Rent: £425.00 pa

Holmes
Place
MAIN
ENTRANCE

Floor Plan



Banfield Estate Agents

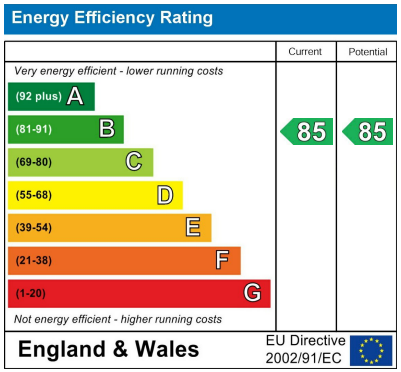
Approx. Gross Internal Floor Area 613 sq. ft / 56.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Area Map

Energy Efficiency Graph



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.

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.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

info@banfieldresidential.com | www.banfieldresidential.com