



**41 Holmebury House Holmesdale Gardens,
Hastings TN34 1LS
Offers In Excess Of £85,000**

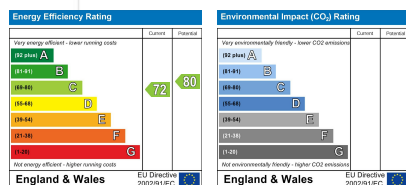
Nestled in the heart of Hastings, this charming third-floor apartment at Holmesdale Gardens is an ideal residence for those aged over 59, offering a perfect blend of comfort and convenience. This purpose-built property is situated within a popular warden-assisted building, ensuring a supportive community atmosphere. As you enter the apartment, you are welcomed by a spacious entrance hall that features a handy storage cupboard. The open-plan lounge and dining area provide a bright and airy space, perfect for relaxation or entertaining guests. The kitchen is well-equipped, making meal preparation a delight. The apartment boasts two inviting bedrooms, each designed to offer a peaceful retreat, along with a modernised shower room and WC that adds to the overall appeal. One of the standout features of this property is its lovely views over Cornwallis Gardens, allowing residents to enjoy a touch of nature right from their home. The building is fully accessible, with both lift and stair access to all floors, ensuring ease of movement for all residents. Additional amenities include a communal lounge and utility facilities, fostering a sense of community among neighbours. The apartment is fitted with double glazing throughout, providing energy efficiency and a quiet living environment, while electric storage heating ensures warmth during the cooler months. This delightful apartment is not just a home; it is a lifestyle choice, offering a supportive and friendly community in a prime location. Early viewings are highly recommended through the appointed sole agents, Rush Witt, to fully appreciate all that this property has to offer.

Approximate total area**
43.9 m²
473 ft²

(†) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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