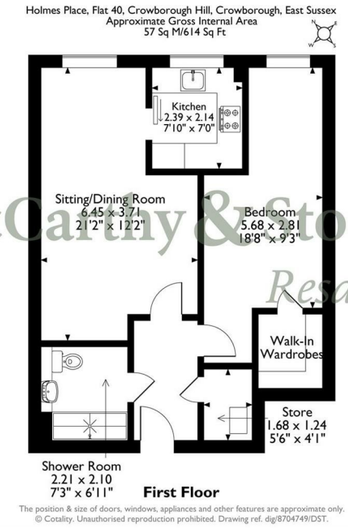
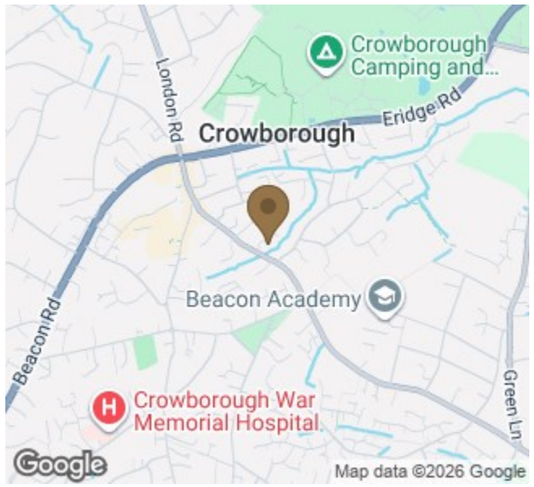
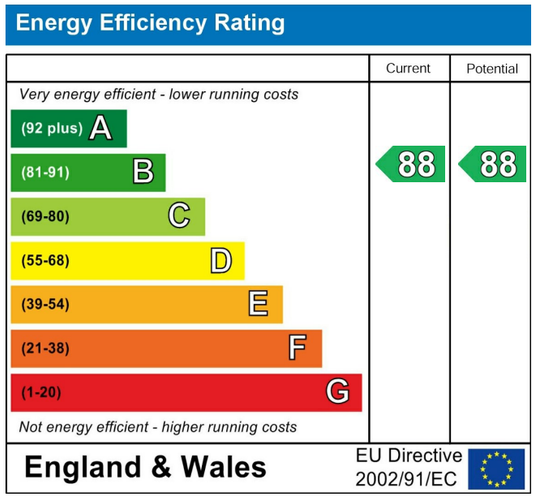
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







40 Holmes Place

Crowborough Hill, Crowborough, TN6 2RS

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Holmes Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom first floor apartment
- Modern Fitted Kitchen
- Contemporary shower room
- Social Homeowners Lounge
- Guest Suite for family & friends
- On-site House Manager
- 24 Hour Emergency Call System
- Beautifully maintained gardens
- Close to local amenities
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Holmes Place, Crowborough

1 | 1 | Asking price £265,000

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.

Apartment Overview

A spacious one-bedroom apartment, featuring a lounge / dining room with an attractive feature fireplace creating a welcoming focal point. The separate fitted kitchen offers a range of modern units and integrated appliances, providing both style and practicality.
The double bedroom benefits from a substantial walk-in wardrobe, offering excellent storage space, while the contemporary shower room is fitted with a modern walk-in shower and vanity unit.
Finished in neutral tones throughout, this delightful apartment provides comfortable and low-maintenance living, making it an ideal choice for those seeking a stylish and convenient retirement home.

Social Lifestyle

The Communal Lounge is at the heart of the community at Holmes Place and is where the majority of social gatherings take place.. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

The communal lounge opens onto beautiful gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Car Parking

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

Service Charge

Annual service charge: £3,401.38 for financial year ending 30/09/2027.

Lease Information

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

Moving Made Easy / Additional Information & Servic

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













