



22 Holmes Place
Crowborough, TN6 2RS
Price Guide £248,000

Situated in the heart of Crowborough, this well-presented retirement apartment offers comfortable and convenient living just moments from the town centre, with a range of shops, cafés, supermarkets, and local amenities close by.

The apartment features a spacious and light-filled living room, a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, and a spacious shower room with a walk-in shower and useful storage. Additional benefits include a large storage cupboard and emergency pull-cord systems.

Built in 2015 by McCarthy & Stone, Holmes Place provides an excellent range of communal facilities, including landscaped gardens, a residents' lounge with balcony terrace, a guest suite, and a communal laundry room. A House Manager is available to assist residents, and Apartment 22 is located on the first floor with lift access.

Crowborough town centre, Waitrose, and other everyday amenities are within easy reach, while Jarvis Brook station offers direct services to London. The nearby Ashdown Forest and Royal Tunbridge Wells provide excellent opportunities for leisure and recreation.

This attractive one-bedroom apartment offers low-maintenance retirement living in a highly convenient location. Viewing is highly recommended.

Council Tax: C

Maintenance Charge: £262.04 pcm

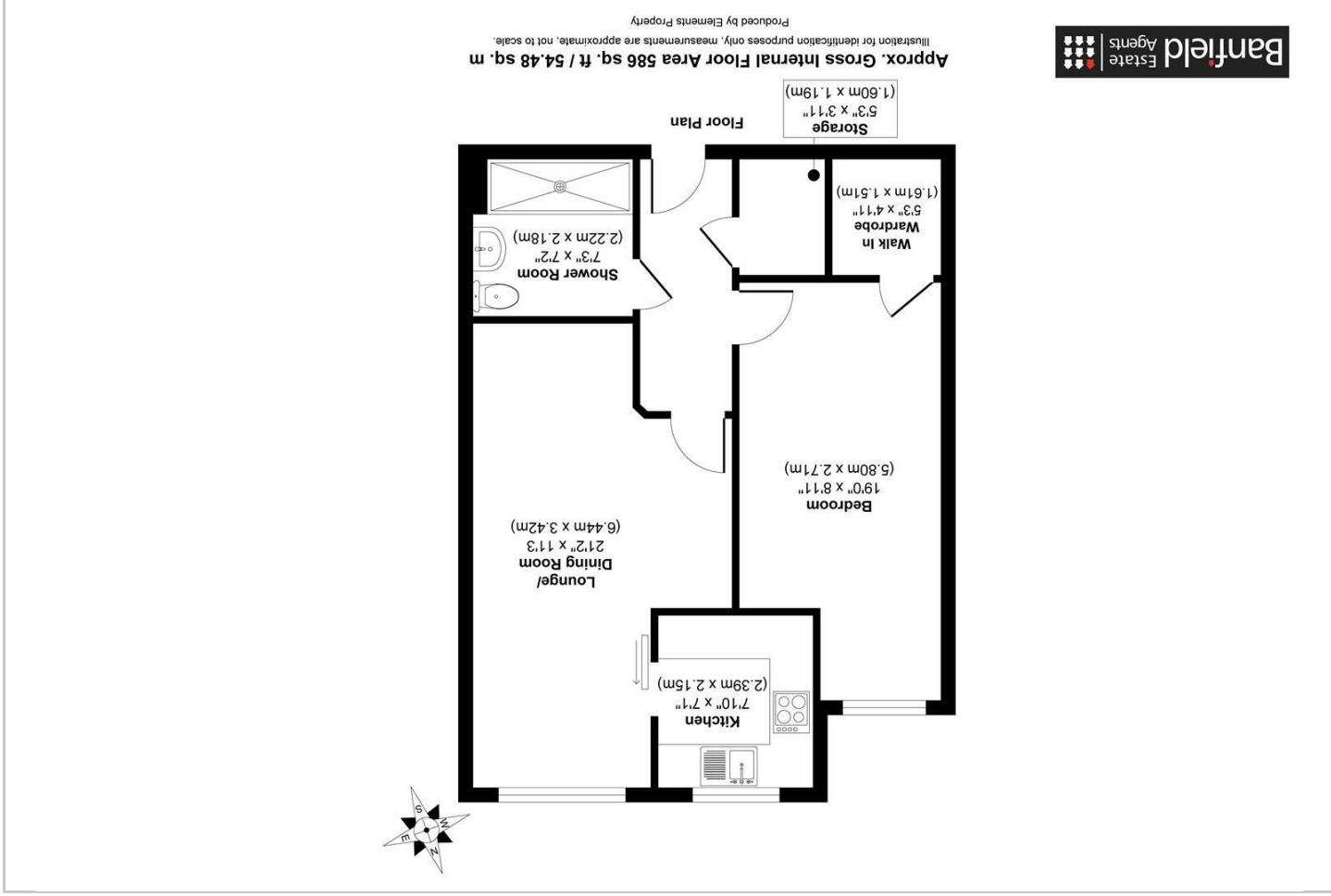
Ground Rent: £425.00 pa



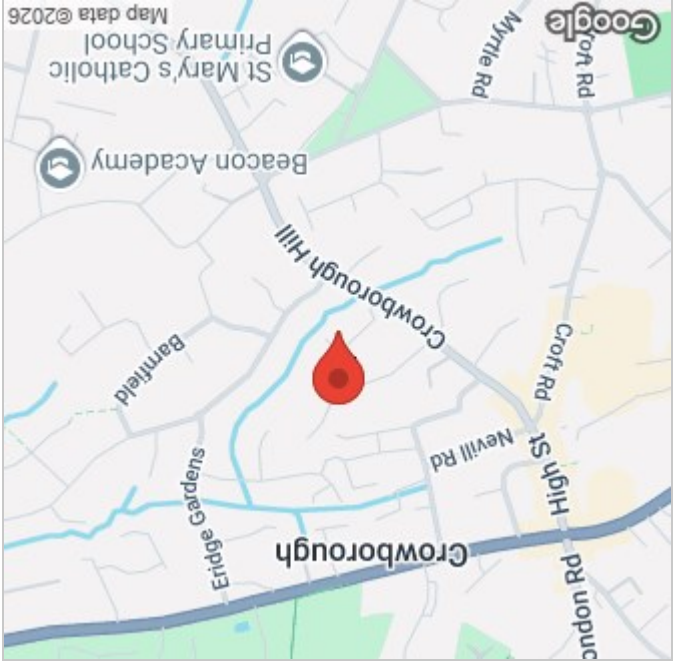


Viewing

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.



Floor Plan



Area Map

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	77
C (69-80)	78
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

England & Wales

Energy Efficiency Graph

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