

Banfield Estate Agents

Holmes Place Crowborough Hill

Crowborough, TN6 2RS

Asking Price £300,000

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Welcome to Holmes Place

Tucked away in a desirable position on Crowborough Hill, just a short stroll from the town centre, this apartment is part of a purpose-built development by McCarthy & Stone, completed in 2014. Holmes Place is a vibrant, welcoming community with plenty of fun social events to help you connect, relax and enjoy retirement. Designed for those aged 60 and over, this residence offers independent living with the reassurance of on-site support.

A fabulous one-bedroom apartment set on a two-bedroom footprint, offering an exceptional sense of space, storage, and an impressive amount of natural light throughout. This unusually spacious layout provides the comfort and versatility rarely found in a one-bedroom apartment. The property features a stunning double-aspect sitting room, creating a bright, airy, and inviting living environment, along with a fully integrated modern kitchen designed for both convenience and style. The large, well-proportioned bedroom offers ample room for relaxation and benefits from two walk-in wardrobes, providing outstanding storage options. The modern bathroom is beautifully finished and equipped with a heated towel rail for added comfort. In addition, the hallway features a large walk-in storage cupboard, perfect for coats, shoes, and everyday essentials. This standout apartment combines generous dimensions, contemporary living, and a uniquely spacious design in an enviable setting. Full-fibre broadband will also be available at the property, ensuring fast, reliable connectivity.

Residents can enjoy access to:

A friendly communal lounge and balcony terrace

Beautifully kept gardens

An on-site House Manager

24-hour emergency careline

A guest suite for visiting family

Lift access to all floors

A laundry room

Allocated parking (£250 per year)

Whether you’re looking for a quieter life, a sense of community, or the reassurance of support when you need it, this is a place to feel truly at home.

Crowborough is a charming town nestled in East Sussex, situated on the edge of the 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.

Lease: 125 years from 1st Jan 2014

Service Charge: £262.04 per calendar month

Ground rent £495 per annum (deducted by dd very six months taken 1 April and 1 October each year at £247.50 at each instalments)

Parking permits are available at a charge of £250 per year (deducted by dd every six months taken April and October at £125 at each instalments)











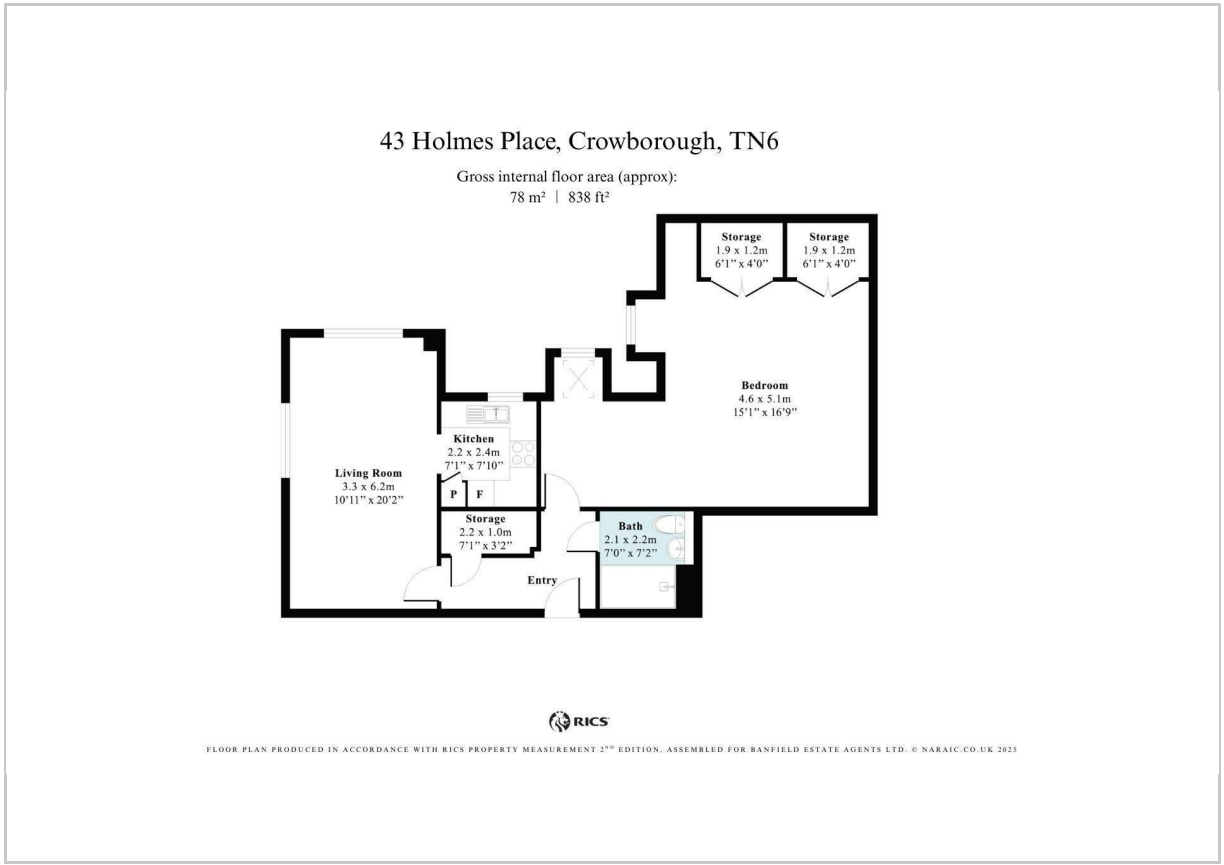




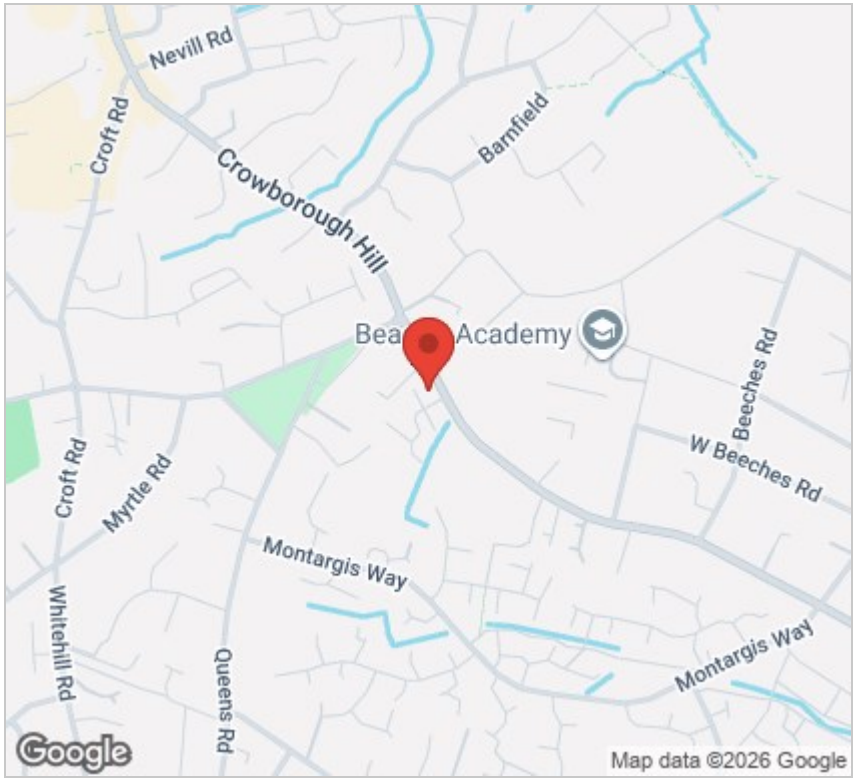

Holmes
Place



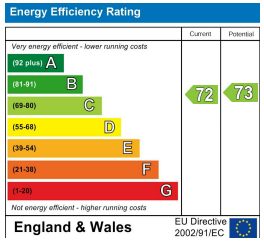
Floor Plan



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.

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