

OAKFIELD

Holmesdale Gardens, Hastings, TN34 1LS

Auction Guide £40,000

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Holmesdale Gardens, Hastings, TN34 1LS

This well-presented retirement property offers an ideal blend of independence, comfort, and convenience, perfectly suited for those seeking a relaxed lifestyle close to both town amenities and the seafront. Situated within easy walking distance of local shops, cafés, medical facilities, and public transport links, the location provides everything residents need for day-to-day living while still offering the tranquillity of a coastal retreat. The nearby seafront adds to the appeal, providing peaceful coastal walks, fresh sea air, and a vibrant community atmosphere throughout the year.

The development is designed with residents' wellbeing in mind, featuring thoughtfully maintained communal areas, landscaped gardens, and a warm, friendly environment that encourages social interaction and neighbourly support. A key feature of the property is the presence of an on-site warden available throughout weekday daytimes. The warden offers practical assistance, oversees the smooth running of the building, and provides reassurance for residents and their families, ensuring that help is on hand when needed while still allowing complete independence.

With its combination of excellent location, supportive services, and inviting surroundings, this retirement property offers a secure and enjoyable lifestyle for those looking to make the most of their retirement years

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service



















Living Room
12'10" x 10'2" (3.91m x 3.10m)

Kitchen
7'10" x 7'3" (2.39m x 2.21m)

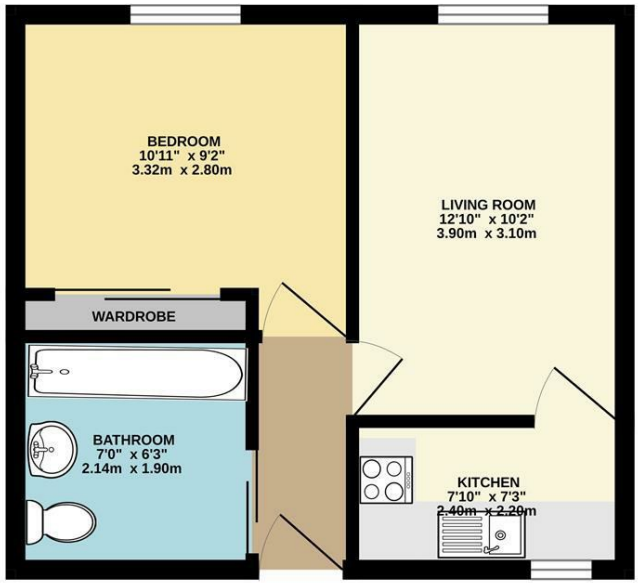
Bedroom
10'11" x 9'2" (3.33m x 2.79m)

Bathroom
7'0" x 6'3" (2.13m x 1.91m)

Council Tax Band A - £1,702.76 Per Annum

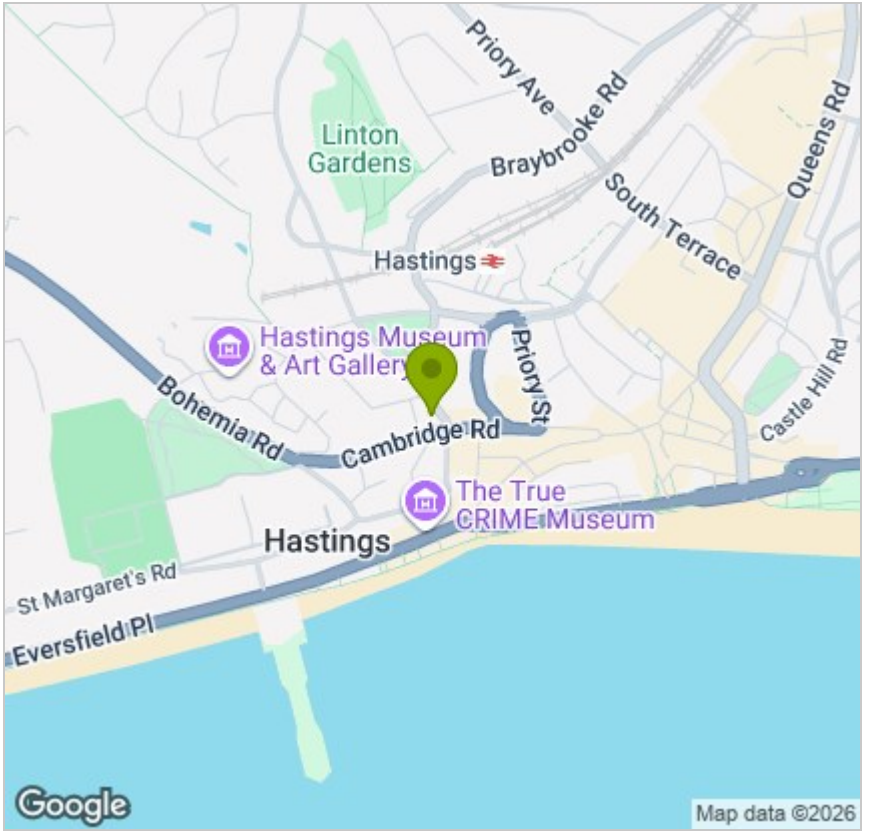
Lease Information
The seller has informed us that this property has a 87 year lease. The service charge is approximately £3,269.76 per annum and there is an annual ground rent of £90 p.a.. The agent has not had sight or confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan

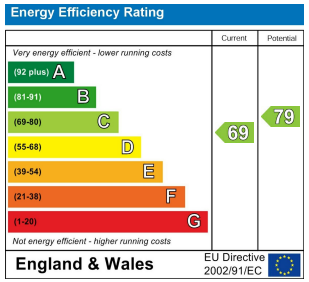


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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