



OAKFIELD



Holmesdale Gardens, Hastings, TN34 1LS

Asking Price £60,000



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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





### 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

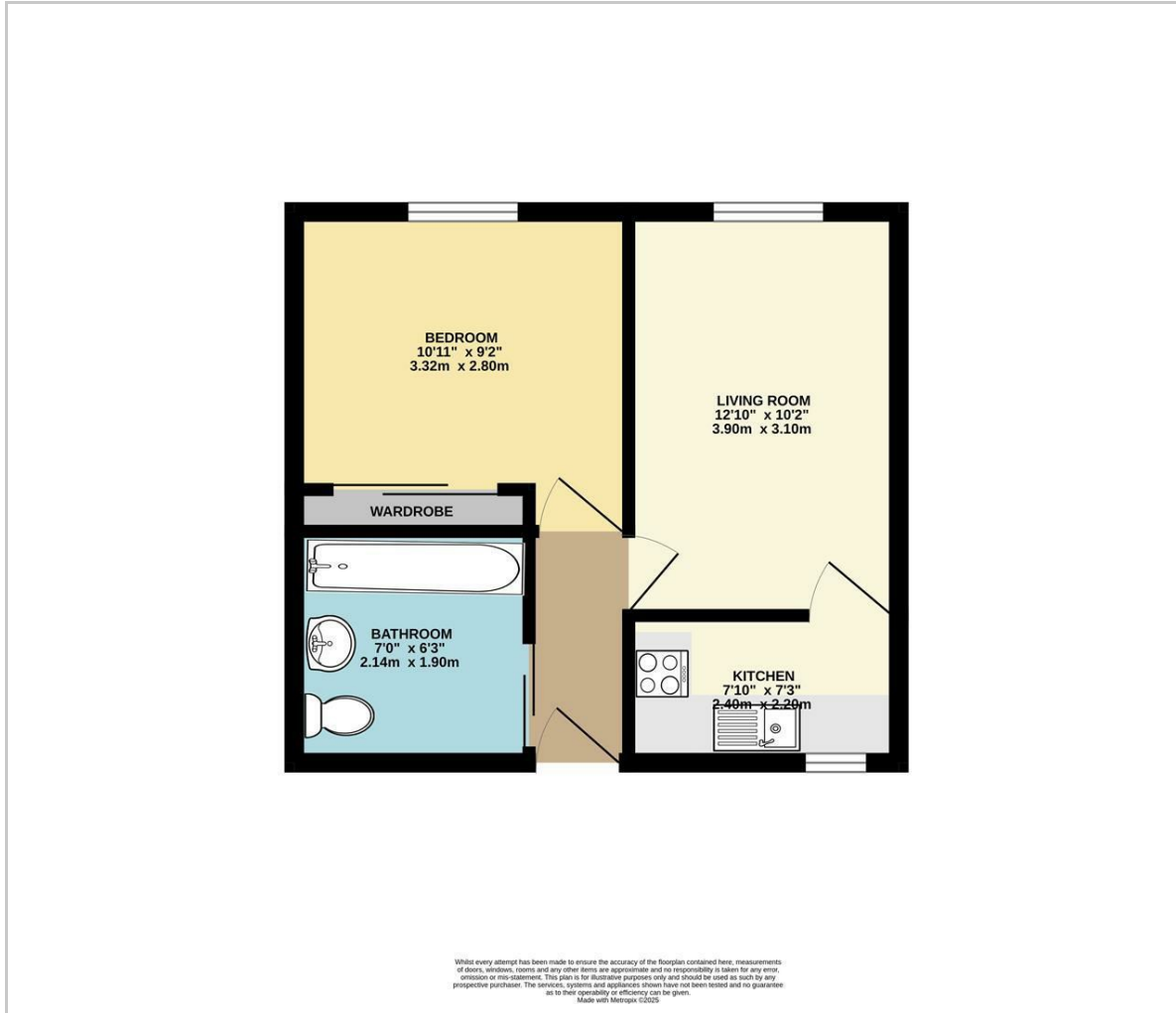
7'0" x 6'3" (2.13m x 1.91m)

### 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



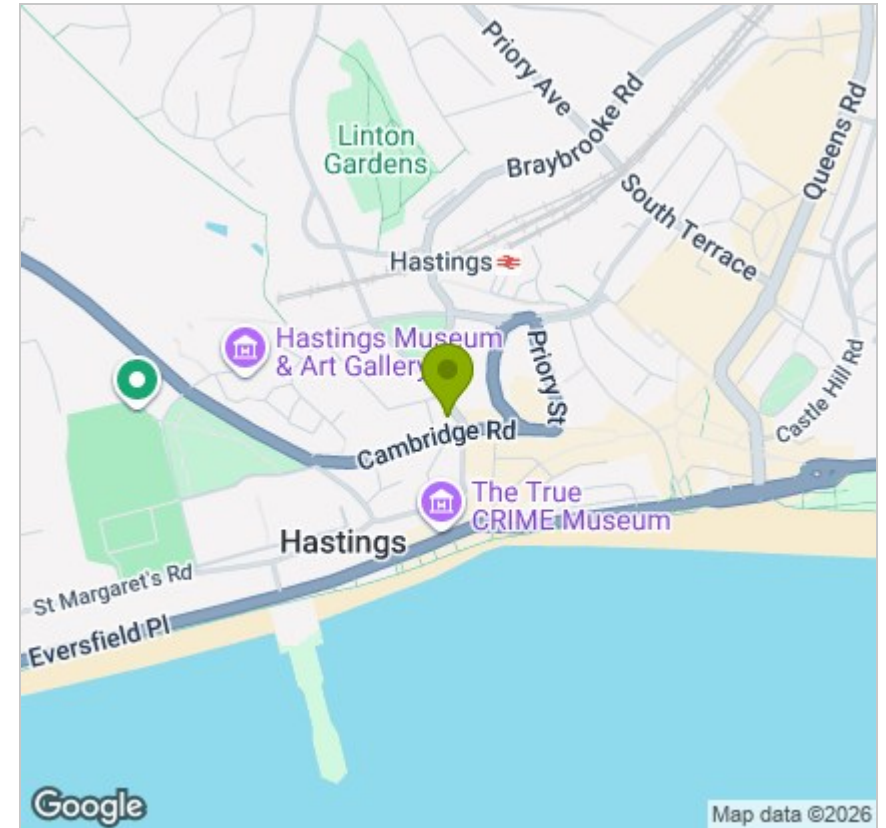
## Viewing

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

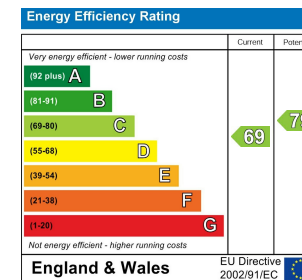
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## Area Map



## Energy Efficiency Graph



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