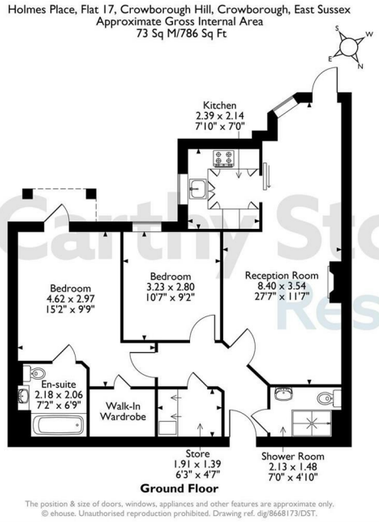
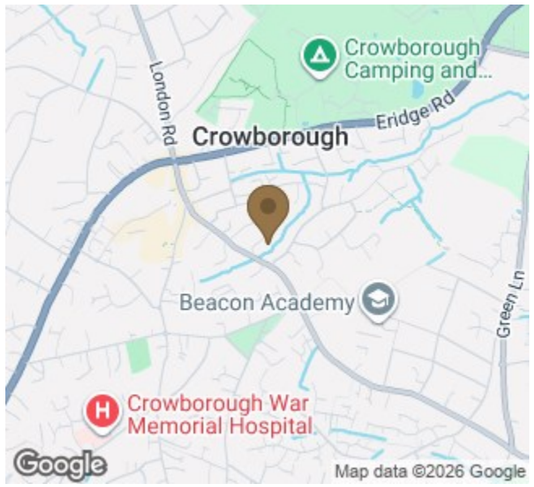
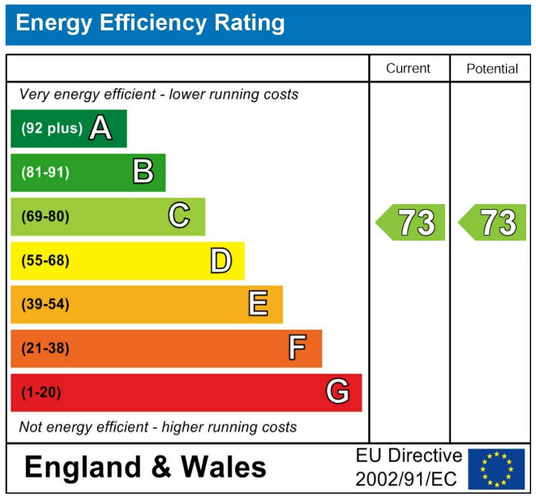
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







17 Holmes Place

Crowborough Hill, Crowborough, TN6 2RS

2 2 Council Tax Band: D

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 17 Holmes Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £290,000
Leasehold

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

Why you'll love living here:

- Spacious two bedroom apartment
- Located on the ground floor
- House manager on-site during office hours
- Homeowners communal lounge
- Well maintained communal gardens
- Mobility scooter store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Holmes Place, Crowborough

2 | 2 | Asking price £290,000

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.

Entrance Hallway
Front door with spy hole and letter box leads to the large entrance hall, where the 24-hour emergency response system is wall mounted. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

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.

Living Room
A spacious living area with ample room for dining, boasting direct access to a South Westerly facing patio via French doors. Raised power sockets and TV point for convenience, two ceiling light points. Neutrally carpeted and decorated throughout. Sliding door opens to the kitchen.

Kitchen
Fitted kitchen with a range of wooden effect wall and base cabinets with laminate rolltop worksurfaces over. Integrated appliances comprising; fridge/freezer, waist height single oven for minimal bend and four ring electric hob with extractor hood over. Stainless steel sink with chrome mono lever mixer tap sits below a double glazed window.

Bedroom One
A generously sized double bedroom neutrally decorated and carpeted throughout. This room boasts a walk in wardrobe with rails and shelves for ample clothes storage. Double glazed window which allows natural light to flood the room, raised power sockets for convenience and two ceiling light points. Access to patio area via French door. Door leading to en-suite.

En-suite Bathroom
A fully tiled modern suite comprising; wood effect paneled bath with shower over, glass screen and grab rail, WC, wood effect vanity cupboard with sink inset and wall mounted mirror and lighting above. Ceiling spotlights and 24/7 emergency pull cord.

Bedroom Two
A generously sized double bedroom, which could alternatively be used as a study, hobby room or additional dining area. Ceiling lightpoint, raised sockets and TV points for convenience.

Shower Room
An extensively tiled shower room with a modern suite comprising; level access walk in shower with glass shower screen, WC, basin seated on a wooden effect vanity cupboard with wall mounted mirror and lighting above. Ceiling spotlights and 24/7 emergency pull cord.

Lease Information
Lease: 125 years from 1st Jan 2014
Ground rent: £495 per annum
Ground rent review: 1st Jan 2029

Service Charge
Annual service charge: £5,102.16 for financial year ending 30/09/2027.

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Moving Made Easy & Additional Information
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













