



31 Holmes Place, Crowborough Hill, Crowborough, Kent, TN6 2RS  
£350,000

**Banfield** Estate Agents | 

A two bedroom apartment in the Holmes Place retirement block, ideally situated on Crowborough Hill within walking distance of the town centre. Built by McCarthy & Stone in 2013, Holmes Place benefits from a 24 hour careline, a lift to all floors, communal gardens, a guest suite for visitors, laundry room, communal lounge with balcony terrace and parking that can be purchased. The independent accommodation is a first floor, two bedroom, modern apartment, comprising entrance hall, living room, kitchen, bedroom, and bathroom. Internal viewing is highly recommended to appreciate this high sense of community property. EPC- B

Service charge: £245.00 per calendar month (estimate)  
Ground rent: £450 per annum

**ENTRANCE**

Security entry system, large storage cupboard housing hot water tank and shelving units. Doors to

**LOUNGE/DINER 26'3 x 11'6 (8.00m x 3.51m)**

Spacious lounge diner with remote control wall mounted fire, underfloor heating controls, TV and FM Aerial point, telephone point, UPVC Double glazed window.

**KITCHEN 7'10 x 6'11 (2.39m x 2.11m)**

A range of oak effect wall and base units with granite effect worktops, stainless steel sink and drainer with chrome mixer taps, Hotpoint electric hob with stainless steel canopy extractor hood over and pan drawers below, built-in eye level stainless steel oven, fully integrated Hotpoint fridge freezer, tiled floor & splashbacks,

**BEDROOM ONE 12'6 x 9'10 (3.81m x 3.00m)**

A bright and airy bedroom with walk in wardrobe, TV point, underfloor heating controls UPVC double glazed window, door leading to en-suite

**EN-SUITE 7'3 x 6'11 (2.21m x 2.11m)**

Bath with shower over with chrome mixer taps, and glass shower screen, Vanity wash hand basin with mirror and light over complete with

shaver sockets, Low level WC with push button flush, floor to ceiling tiling with tiled floor, chrome heated towel rail.

**BEDROOM TWO 10'6 x 7'5 (3.20m x 2.26m)**

Double bedroom which is currently used as a study, built in unit, UPVC Double glazed window, underfloor heating controls

**SHOWER ROOM 6'11 x 4'11 (2.11m x 1.50m)**

Walk in shower with chrome mixer taps, and glass shower screen, Vanity wash hand basin with mirror and light over complete with shaver sockets, Low level WC with push button flush, floor to ceiling tiling with tiled floor, heated towel rail.

**HOLMES PLACE**

Holmes Place was recently built by McCarthy & Stone in 2013, within easy access of Crowborough High Street and local amenities. Crowborough is home to a range of shops, supermarkets, and restaurants. Crowborough is a market town in the heart of the East Sussex countryside. Good bus services to Tunbridge Wells, Brighton and Eastbourne and mainline train service to London.

**COUNCIL TAX**

We are advised that the Council Tax Band for

this property is 'C'.  
Rating Authority : Wealden District Council

**LEASE INFORMATION**

We are advised that the lease on this property is 125 years effective from January 2014.

**LOCATION**

This property is situated conveniently within easy access of the High Street and surrounding amenities, as well as Crowborough Train Station. Crowborough is home to a range of supermarkets, shops, cafes, local primary schools, and a Secondary school. The Crowborough Train Station offers trains to Central London, and bus routes providing access to Tunbridge Wells, Uckfield, and Brighton. Ashdown Forest, in the High Weald of Outstanding National Beauty, provides stunning scenery and the perfect location for an afternoon walk. Enjoy a pub lunch at the local Crowborough Cross Wetherspoons Pub in the heart of the town or at The White Hart on the Green.

**DIRECTIONS**

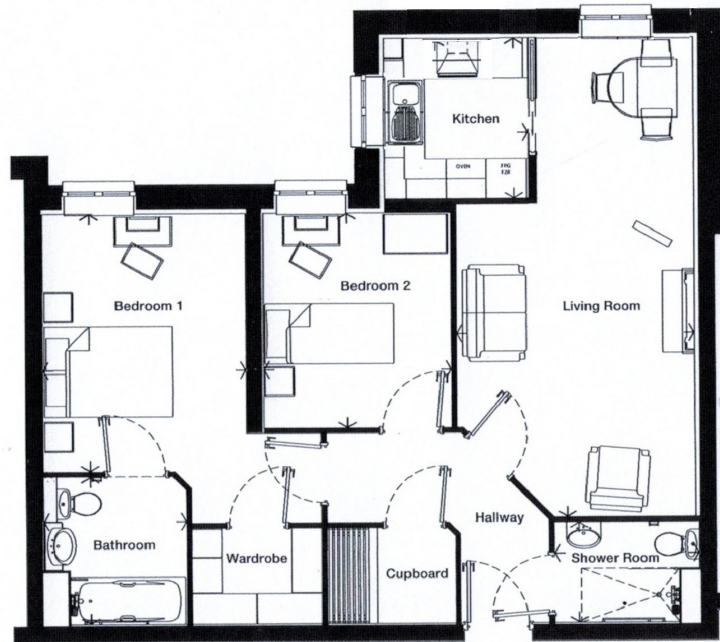
From our offices in The Broadway: continue straight onto Crowborough Hill. Holmes Place is on the left.







## Typical two bedroom apartment



Living Room (Max.)	25'0" x 11'7"	(7621mm x 3536mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	12'8" x 9'11"	(3849mm x 3029mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Bedroom 2 (Max.)	10'6" x 9'2"	(3210mm x 2788mm)
Shower Room (Max.)	7'1" x 4'11"	(2150mm x 1500mm)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	

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](mailto:info@banfieldresidential.com) | [www.banfieldresidential.com](http://www.banfieldresidential.com)