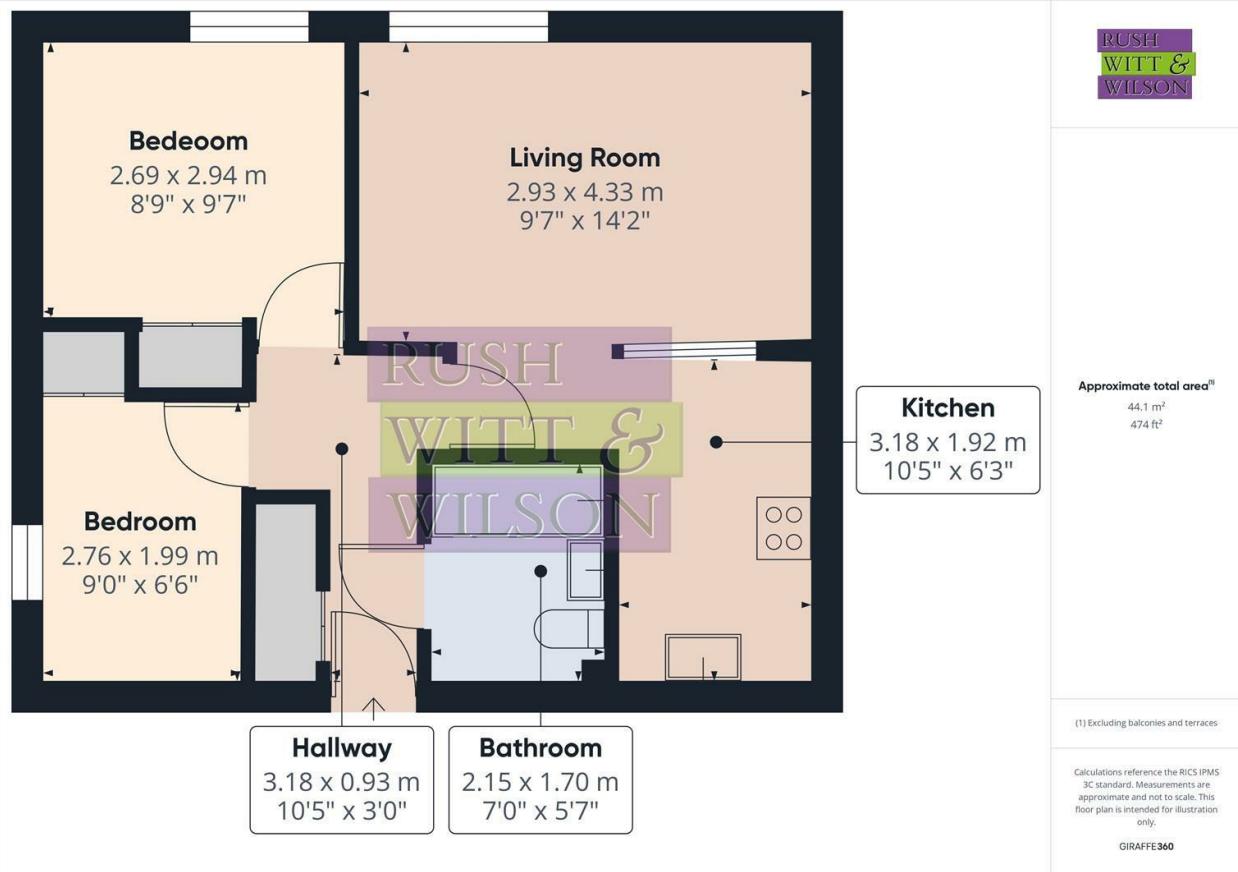




Flat 17 Holmebury House Holmesdale Gardens, Hastings, TN34 1LS £65,000 Leasehold

Nestled in the charming Holmesdale Gardens, Hastings, this delightful two-bedroom warden assisted flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Spanning 474 square feet, the property is ideally situated near Hastings town centre, providing residents with easy access to a variety of local amenities, shops, and transport links. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge/dining room, perfect for relaxation or entertaining guests. The flat also features a new kitchen, two good size bedrooms and a good sized bathroom. This property is particularly appealing as it is warden-assisted, providing an added layer of support for those who value their independence but appreciate having assistance available when needed. The flat is offered chain free, which facilitates a smooth and straightforward purchase process. With its prime location and thoughtful design, this house is an excellent choice for anyone looking to downsize or seeking a tranquil place to enjoy their retirement.





None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
71		78	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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