



# A new affordable rental development for the local community

For an active and fulfilling life in older age



## A warm welcome to Holdenhurst

Holdenhurst is a new development of 48 affordable apartments that brings the Abbeyfield ethos - established in 1956 - right up to date. Enhanced sheltered housing in a care enabled environment is designed for people that may need extra support to live independently, now or in the future.

Located in the small market town of Heathfield, Holdenhurst offers one and two bed apartments finished to a high standard for affordable rental. With homely surroundings and excellent facilities, you can enjoy an active and fulfilling life as part of the Abbeyfield South Downs' family.

Holdenhurst is just a short walk from the town and local amenities. Surrounded by rolling Sussex countryside, the historic spa town of Tunbridge Wells and the coastal town of Eastbourne are also within reach.



## Abbeyfield South Downs

The development of Holdenhurst marks a new chapter for Abbeyfield South Downs, providing exceptional Care Enabled housing for the local community. Our tenants live independently knowing they are safe and secure with supportive staff on hand.

We are incredibly proud to have obtained funding and support to build a development that is somewhat unique in our region.



“Holdenhurst provides affordable housing in a thriving community. With support from Homes England, we are proud to offer a full rental development. This makes it special as it enables people to enjoy the beautiful homes we are offering, at a price that is within reach for everyone.”

**Nolan Taylor** Chief Executive



## Why Holdenhurst?

### Join a friendly community

Holdenhurst is a supportive, vibrant & like-minded community where active, independent living is at its heart. You can get involved as much or as little as you wish, with the freedom to live independently.

Some residents like to form clubs or join coffee mornings, while others are content with a cheery hello from neighbours and staff. You can relax with a newspaper in the lounge or invite loved ones to the cafe for a cup of tea and slice of cake. Our dedicated Scheme Manager and team are on hand daily to provide help and guidance.

As lovely as Holdenhurst is, you are free to come and go as you please. There are ample opportunities to get out and about and we actively encourage tenants to enjoy all that we have on our doorstep.

### Giving you peace of mind

Each apartment is completely self-contained with its own front door, providing you with privacy and security. All communal upkeep and maintenance are taken care of, so you don't have to think about things like cleaning the gutters or mowing the lawn.



### Budget with confidence

The monthly rent includes a service charge element for the maintenance and upkeep of the building, our onsite staff, as well as a two-course cooked meal every day.

Pricing will always be transparent and clear, so you can budget with confidence. There will be no hidden charges and as a not for profit organisation, we reinvest any surplus income back into the services we provide to you and your fellow tenants.

### Future-proof your move

Holdenhurst is enhanced sheltered housing in a care enabled environment. This means that you live independently, but with the option of additional services if required. This helps to future-proof your move, enabling you to stay in your own home for longer.

*"The staff are very friendly and welcoming... and the food is gorgeous!"*

**Jean, Abbeyfield South Downs Resident**



## Your apartment



### Make your home your own

Holdenhurst offers a choice of one and two bed apartments. The layouts vary slightly according to the position of the apartment in the building, yet all have been thoughtfully designed to maximise light, comfort and flexible space.

The apartments are all brand new, finished to the highest of standards. Most apartments have balconies or patio areas. Plus, you'll find plenty of space for your furnishings and belongings.

When family and friends visit, you can entertain them in your own apartment, in the gardens and communal areas, or take a walk or drive into Heathfield or further afield.

### Designed to make life easier

The apartments are designed for easier living. Fully fitted kitchens include quality appliances, making cooking and cleaning effortless. Spacious bathrooms combine functionality and safety, with fully tiled wet room showers.

The rent and service charge includes a two-course meal daily and speciality coffee/drinks, so you don't have to think about cooking if you don't want to. The restaurant provides delicious, nutritious cooked meals, a rotating menu, and an opportunity to socialise. If you prefer, you can cook in your own home or invite your neighbour or family in for dinner.



## Your new home

### Kitchen

- Fully fitted Paula Rosa kitchens
- A range of quality appliances, including oven, induction hob, washer/dryer and fridge/freezer (as appropriate)

### Shower room

- Wet room showers for easy access
- High quality fittings

### Heating and finishes

- All apartments finished to the highest standards
- Centrally heated using energy efficient CHP system
- Radiators using traditional wet heating system
- Decorated in neutral decor, to easily suit your style
- Fully carpeted with decorative vinyl to kitchen and wet room areas

### Safety and security

All apartments have a state-of-the-art Tunstall digital security and communications system with 24/7 coverage.

- Video entry system linked to the main building entry door
- Free calls to your neighbours for a chat or when you want to meet them downstairs for a coffee

If WIFI enabled, it also offers:

- Lifeline capability
- Independent lifestyle support monitors
- Family members to keep an eye on things if you wish



You can view sample floorplans at [www.holdenhurst.org](http://www.holdenhurst.org)



## The development



### Enjoy an independent, fulfilling lifestyle

Our new, purpose-built facilities will enable you to live an independent and fulfilling retirement at an affordable price. As well as first-class residential accommodation, Holdenhurst offers a range of additional features and services to enjoy.

The development includes a hairdressing salon as well as a wellbeing suite for exercise, activities, and crafts. Residents are welcome to book additional guests for lunch in the restaurant or use the space for special occasions and events.\* There is also a guest suite, ideal for when family and friends come to visit.



\*Subject to availability. Extra charge applies.

#### Communal services

- Full time management team during the working week
- Inclusive daily two-course meal and speciality coffee/hot drinks
- Restaurant, cafe & bar area for residents and their guests
- Guest suite for residents' guests\*
- Wellbeing suite for activities and classes
- Hairdressers
- WIFI available in communal areas
- Landscaped gardens and patio areas

#### Access and security

- Onsite car and bike parking
- Internal scooter storage
- Entrance lobby with video entry system
- Lifts serving all floors (3 lifts in total)
- Fully accessible building with level access everywhere
- Accessible garden areas with large patio off restaurant
- Raised planting beds

#### Building

- BREEAM sustainability standard "Very Good"
- Apartments rated EPC Energy Rating grade B
- All apartments double glazed
- Full fire sprinkler system and smoke detectors throughout
- Most apartments have balcony/patio areas
- Each flat is fully wired for residents to arrange their own fibre connections for Broadband/Telephone/Wireless



## The local area

### At the heart of the community

Holdenhurst is situated close to the market town High Street, just a short walk away. Here you'll find several supermarkets, the Post Office, doctors, cafes and local amenities – everything you need if you like to get out and about.

Standing on a ridge, Heathfield is surrounded by beautiful, rolling Sussex countryside and has magnificent views to the south.

Historically, Heathfield lay on an ancient track (The Ridgeway), connecting the South Downs with the Weald. Its market charter was granted in February 1316 during the reign of Edward II.

The coming of the railway (the Cuckoo Line) in 1880 gave the town a new lease of life. However, the branch line closed in 1968, and the track bed is now named the Cuckoo Trail, part of the National Cycle Network.

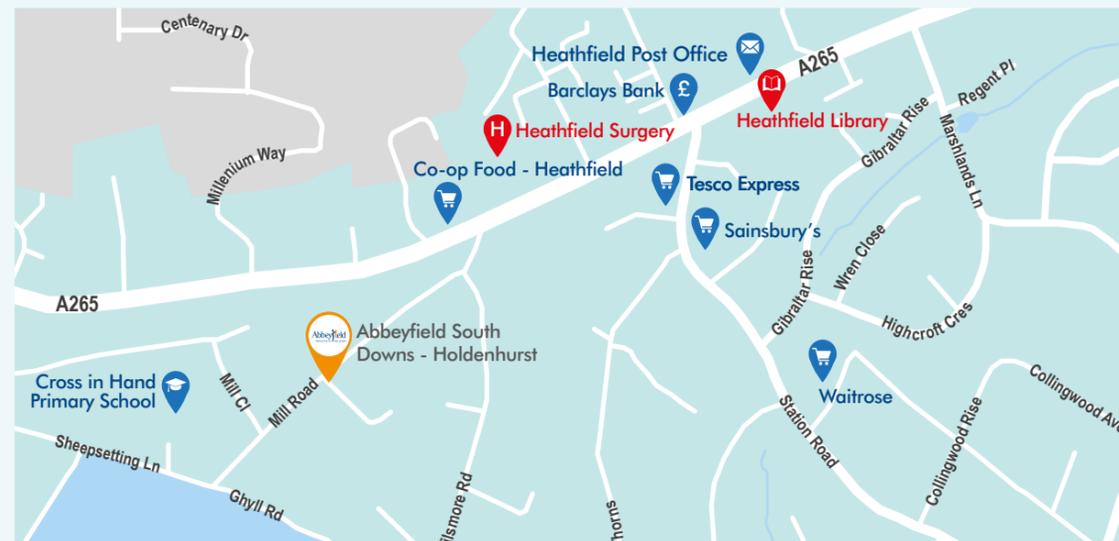
### Culture

The town holds an annual fair named the Heffle Cuckoo Fair each April, and the annual Heathfield show takes place each May. There is an Anglo/French market called Le Marché held every year on the August Bank Holiday and a fair that visits during the summer.

For cricket fans, the town is the home of Heathfield Park Cricket Club. Formed in 1878, the club enjoys one of the most scenic positions of any cricket ground in Sussex. Other clubs in the area include;

- Amateur Painters
- Bridge, Bowls, Walking Football Club
- Flower Club
- History Society, Philatelic Society
- Ramblers

If you like to visit nearby towns, Heathfield is 16 miles from the coastal town of Eastbourne and 17 miles from the historic spa town of Tunbridge Wells.





## What does Holdenhurst offer?

A traditional Abbeyfield house provides enhanced sheltered housing. It is a housing model where additional services are provided, such as the provision of meals. At Holdenhurst, we believe a shared hot meal is an important part of daily life for our residents, so that is included in the monthly fee.

Current thinking for modern, older people's housing focuses on providing people with the support they need to have full lives, in an environment where support is available but not compulsory.

Care Enabled means available services are designed to enhance your daily life, alongside the option to access personal care from an external provider. Care Enabled living means that the Holdenhurst team will keep an eye and an ear out for you, without imposing on your independence.

## Extra Services

Services which can be offered for an additional fee, by the onsite support team include:

- Apartment cleaning & laundry
- Trips out shopping or to appointments
- Help with online activity & education
- Help to maintain your social life
- Assistance and support with hobbies and interests
- Help learning something new – i.e. finding a French language teacher
- Accessing local groups, clubs and societies

This list is not exhaustive, and it will be for you to decide what you would like help with. If it helps you stay active and social, we will do our best to support you.

“Better standards of living and improved healthcare mean that most people can look forward to an active and fulfilling retirement. Enhanced sheltered housing that is care enabled allows people to stay in their own homes for longer - and have money left at the end of the month.”

**David Byrne** Chairman



For more details on extra services please contact our team on **01435 898 380** or email [holdenhurst@abbsd.co.uk](mailto:holdenhurst@abbsd.co.uk)





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Call us on 01435 898 380

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Find out more at [www.holdenhurst.org](http://www.holdenhurst.org)

Holdenhurst, Mill Road, Heathfield, East Sussex TN21 0GG

