



30 Homeborough House, Hythe SO45 6EE

paul jeffreys



30 Homeborough House, Brinton Lane, Hythe

A ONE BEDROOM FIRST FLOOR RETIREMENT FLAT IN THE HEART OF HYTHE VILLAGE CENTRE

Careline alarm system, electric heating, double glazing,
residents' lounge, communal launderette, guest room.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, refitted kitchen, bedroom,
refitted shower room.

ENTRANCE HALL Storage cupboard.

LOUNGE c.4.47m x 3.23m (14'8" x 10'7"). Night storage heater,
TV point, telephone point, arch to:

KITCHEN c.2.19m x 1.65m (7'2" x 5'5"). Inset single drainer
stainless steel sink unit with low level cupboard, wall cupboard
over, fridge/freezer to remain, worktop with low level cupboard
and drawers, fitted 'Baumatic' 2 ring electric hob, under-counter
'Sharp' oven, double wall cupboard.

BEDROOM c.3.48m x 2.64m (11'5" x 8'8"). Double built in
wardrobe cupboard, night storage heater.

SHOWER ROOM Fully tiled walls, walk-in shower with 'Mira Vie'
plumbed in shower, vanity hand basin, low level WC suite,
electric chromium heated towel rail, extractor fan.

OUTSIDE Communal lawned areas.

COUNCIL TAX BAND 'B' (tbc) – payable 2018/19 - £1,328.76.

EPC RATING 'C'.

TENURE The Agents are advised this flat is LEASEHOLD. Service
charge £2,278.72 payable half yearly in advance, this includes
buildings insurance and water rates (as of 2016/17). Ground
rent £449.96 payable half yearly (to August 2018).

GROSS SQUARE MEASUREMENTS 37.3 sq. metres (401.8 sq.
feet) approx.

DIRECTIONS Leave Hythe via Prospect Place taking the 1st exit
at the mini roundabout into Jones Lane and turn 1st left into
Brinton Lane wher Homeborough House will be seen on the left
hand side.

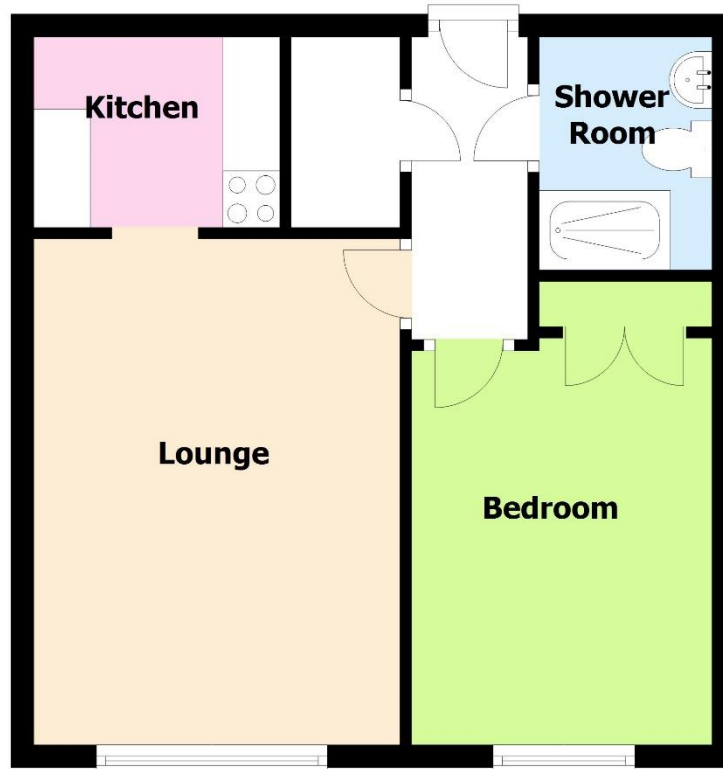
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE
MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL
HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY
ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR
GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT
BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.
JRS/HC/3.18



First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 37.3 sq. metres (401.8 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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