



34 Homeborough House, Hythe SO45 6EE

paul jeffreys



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AN IMPROVED 1 BEDROOM RETIREMENT FLAT WITHIN SHORT WALK OF HYTHE VILLAGE CENTRE

Double glazing, refitted shower room (August 2018), brand new carpets and flooring, access to communal lounge and communal laundry room. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, shower room

ENTRANCE HALL Wooden front door, large airing cupboard with water tank, hatch to loft space, door to:

LOUNGE c.3.29m x 4.47m (10'8" x 14'8") TV point, telephone point, storage heater, emergency pull cord, front aspect window, archway to:

KITCHEN c.2.20m x 1.67m (7'3" x 5'5"). Range of base units with cupboards and drawers, stainless steel sink unit, worktop space, Zanussi double electric oven, LG Microwave, under counter fridge, range of wall cupboards, extractor fan, newly laid lino, side aspect window.

BEDROOM c.3.51m x 2.67m (11'6" x 8'9"). Storage heater, telephone point, built-in wardrobes, emergency pull cord, front aspect window.

SHOWER ROOM Refitted in August 2018, WC with concealed cistern, wash hand basin in vanity unit, with large heated mirror over, large walk-in shower unit with electric (MIRA) shower, with grab rails and shower seat, extractor fan, small heater, chrome heated towel rail, emergency pull cord and fully tiled walls.

OUTSIDE Communal gardens.

COUNCIL TAX BAND 'B' payable 2018/19 £1,328.76.

EPC RATING 'C'.

TENURE The Agents are advised this property is LEASEHOLD.

AGENT'S NOTE The annual service charge is £2,265.15 to be paid half-yearly, which is £1,194.48. The annual ground rent is £449.96 to be paid half-yearly, which is £224.98.

GROSS SQUARE MEASUREMENTS 37.4 sq. metres (402.1 sq. feet) approx.

DIRECTIONS From our office leave via Prospect Place and take the first exit from the roundabout into Jones Lane and take the second left into Brinton Lane where Homeborough House will be found immediately on the left hand side.

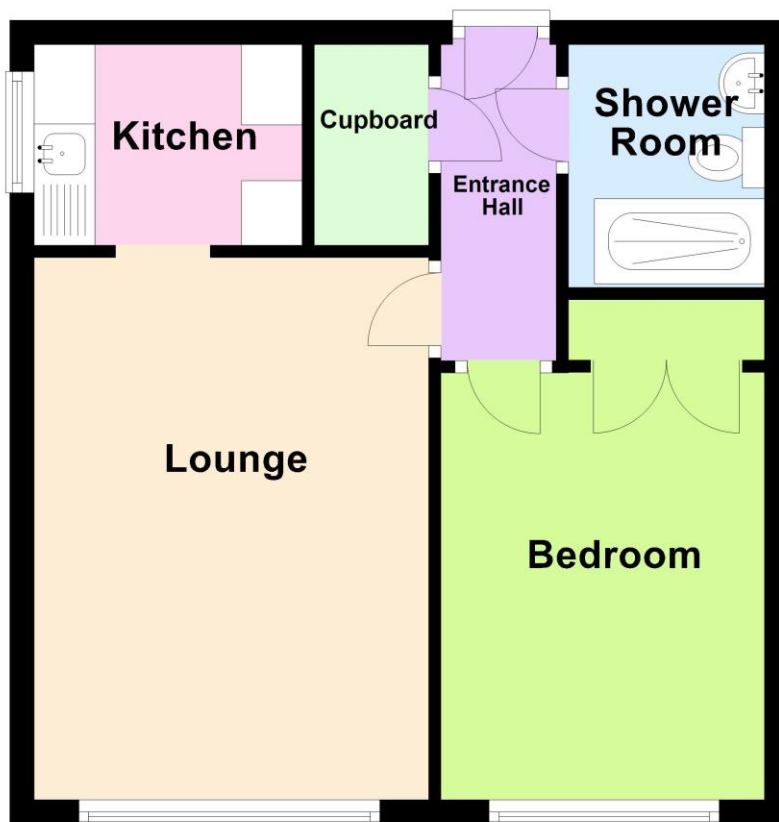
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/JH/01.19



Ground Floor



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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