



26 Homeborough House, Hythe SO45 6EE

paul jeffreys



26 Homeborough House, Brinton Lane, Hythe

A FIRST FLOOR RETIREMENT FLAT IN CENTRE OF THE VILLAGE WITH DOUBLE ASPECT LOUNGE

Electric heating, double glazing, lift, residents' lounge, laundry

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, bathroom

ENTRANCE HALL Airing cupboard/storage cupboard with lagged hot water cylinder, night storage heater.

BEDROOM c.3.96m x 3.45m (13' x 11'4" max. measurements). Range of built in wardrobe cupboards, night storage heater, TV point and telephone point.

BATHROOM Fully tiled walls, panelled bath with mixer taps & shower fitment, vanity hand basin, low level WC with concealed cistern, 'Creda' fan heater, chromium heated towel rail, extractor fan.

LOUNGE c.4.95m x 3.48m (16'3" x 11'5"). Double aspect windows, night storage heater, TV point, telephone point, two wall light points, arch to:

KITCHEN c.1.63m x 1.63m (5'4" x 5'4"). Part tiled walls, inset single drainer 1.5 bowl stainless steel sink unit with adjoining worktop, freezer beneath, wall cupboard and wine rack over with pelmet lighting, further worktop with 2-ring 'Neff' ceramic hob with cupboard and drawers beneath, base unit housing 'Neff' single oven with refrigerator below, range of wall cupboards.

OUTSIDE Communal gardens.

COUNCIL TAX BAND 'B' - payable 2020/21 - £1,443.92.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 40.9 sq. metres (440.1 sq. feet) approx.

TENURE LEASEHOLD. Ground rent: Maintenance Charge:

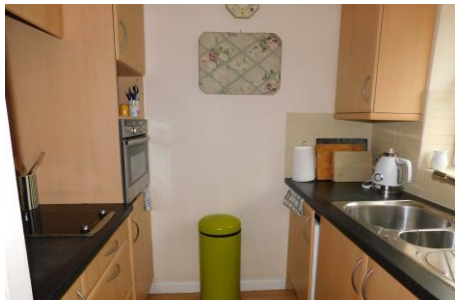
DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane and first left into Brintons Lane, where Homeborough House will be seen on the corner of Brintons Lane and Jones Lane.

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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

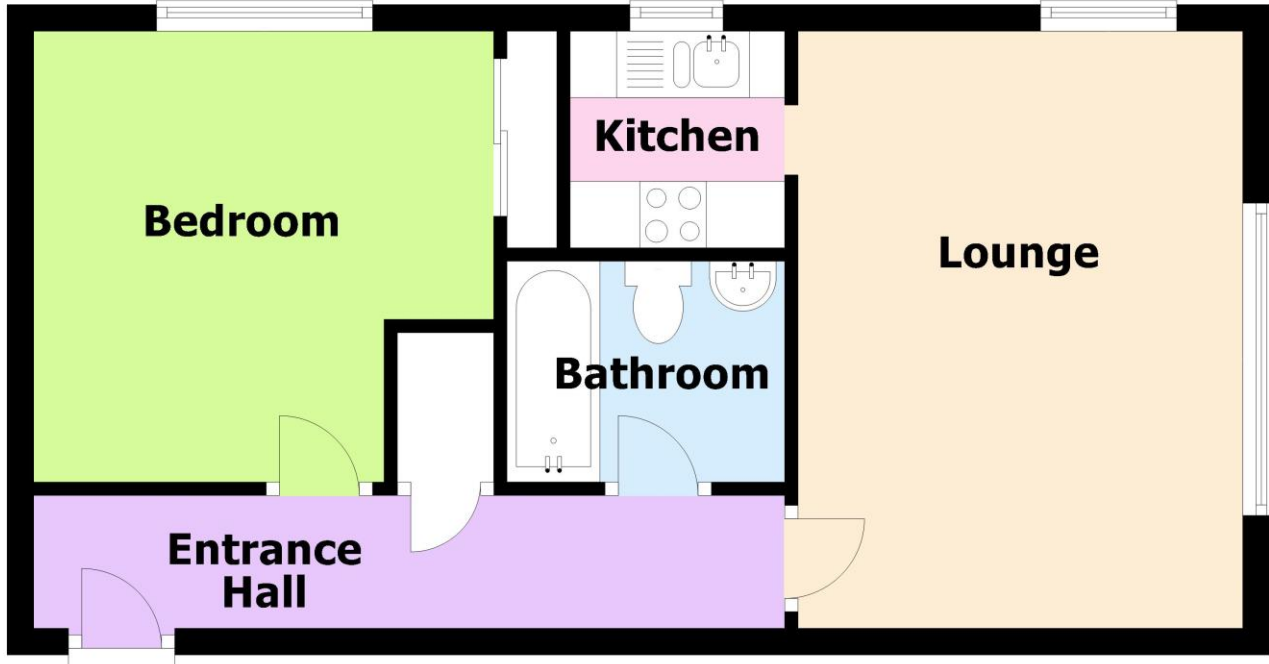
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/HC/10.20



Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 40.9 sq. metres (440.1 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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sales@pauljeffreys.co.uk

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