



30 Homeborough House, Hythe SO45 6EE

£139,950

paul jeffreys



30 Homeborough House, Brinton Lane, Hythe

A ONE BEDROOM FIRST FLOOR RETIREMENT FLAT
IN THE HEART OF HYTHE VILLAGE CENTRE
Newly fitted shower room, new doors throughout, double
glazing, electric heating, residents' lounge, communal
laundrette. NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL Storage cupboard, hatch to loft space, door to:

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

KITCHEN c.2.19m x 1.65m (7'2" x 5'5"). Range of base units
with cupboards and drawers, built in electric oven, two ring
electric hob, stainless steel sink unit, range of wall cupboards,
'Bosch' fridge/freezer (to remain).

BEDROOM c.3.48m x 2.64m (11'5" x 8'8"). Electric storage
heater, double built in wardrobe, front aspect window.

SHOWER ROOM Recently refitted, WC with concealed cistern,
wash hand basin in vanity unit, shower cubicle with electric
'Mira' shower over with fully tiled walls, chrome heated towel rail,
extractor fan, 'Dimplex' heater, large mirror.

OUTSIDE Communal lawned areas.

COUNCIL TAX BAND 'B' - payable 2023/24 - £1,646.94.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 37.4 sq. metres (402.2 sq. feet)
approx.

TENURE The Agents are advised this property is LEASEHOLD with the
residue of a 99 year lease from 1st September 1984. Service charge is
£2,750.76 per annum, which is paid half yearly. Ground Rent £449.96
per annum, paid half yearly.

DIRECTIONS Leave Hythe via Prospect Place turning left at the mini
roundabout into Jones Lane and 1st left into Brinton Lane where
Homeborough House will be seen on the corner 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

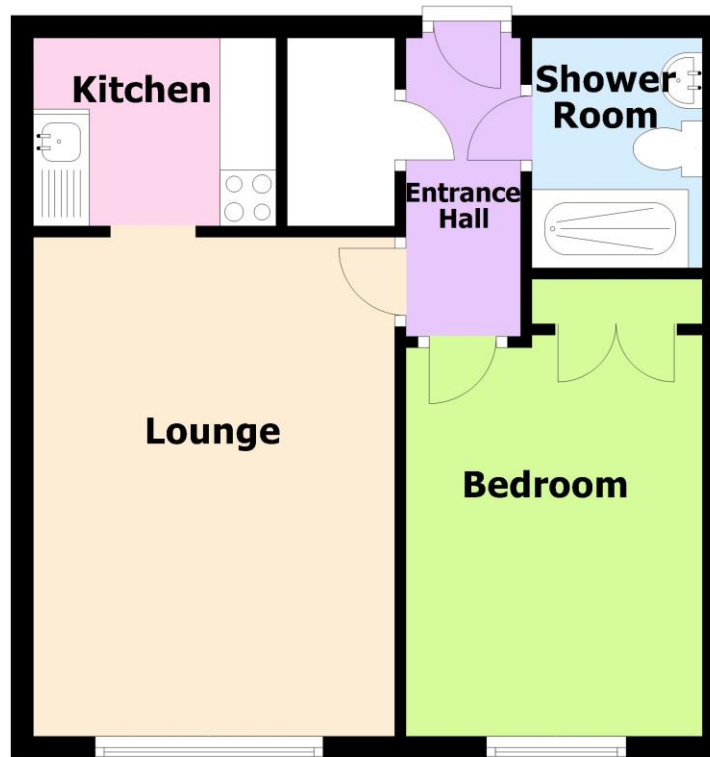
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/03.21



First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 37.4 sq. metres (402.2 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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