



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  
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 2021/22 - £1,511.07.

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 1<sup>st</sup> September 1984. The service charge is  
£1,354.44 for 6 months from 1<sup>st</sup> March 2021. The Ground rent for half a  
year paid on 1st September was £224.98.

DIRECTIONS Leave Hythe via Prospect Place turning left at the mini  
roundabout into Jones Lane and 1<sup>st</sup> 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

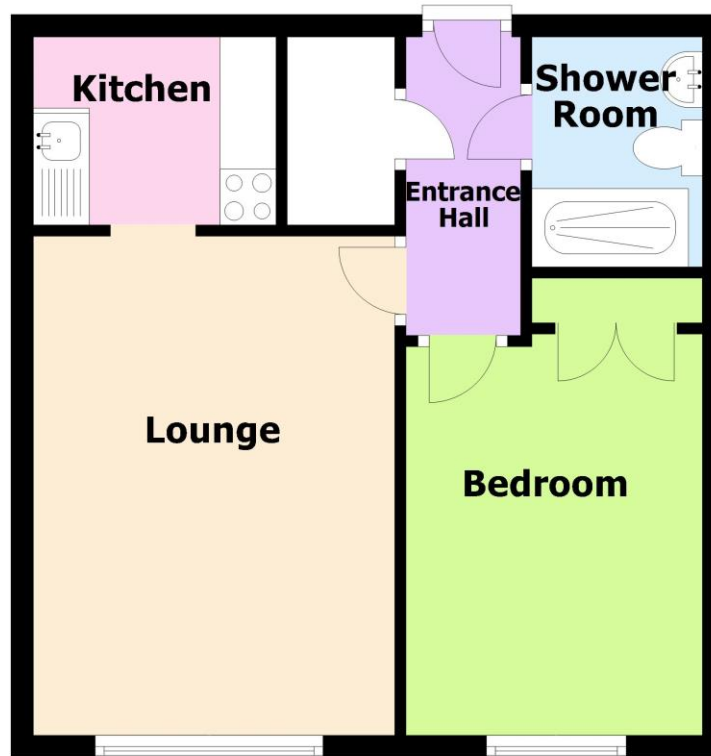
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

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.

independent estate agents

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**Open 7 Days**

 Paul Jeffreys Estate Agents

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