



15 Homeborough House, Hythe SO45 6EE

£179,950

paul jeffreys



15 Homeborough House, Brinton Lane, Hythe

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

Refitted shower room & kitchen, electric central heating, lounge with door to secluded area of garden, residents' lounge, laundry room, guest flat. NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, shower room

ENTRANCE HALL Large storage cupboard, doors to shower room, bedroom and to:

LOUNGE c.5.30m x 3.20m (17'3" x 10'6"). Electric night storage heater, TV point, two front aspect windows and glazed door leading to secluded area of garden immediately to the front of the property. Arch to:

KITCHEN c.2.20m x 1.70m (7'3" x 5'8"). Refitted with range of white fronted units comprising single drainer stainless sink unit with one cupboard below, base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, built in 'Lamona' electric oven, two-ring electric ceramic hob, space for fridge/freezer, housing for microwave.

BEDROOM c.4.30m x 2.70m (14'2" excl. wardrobes x 8'9"). Night storage heater, front aspect window, built in double wardrobe.

SHOWER ROOM Refitted with white suite with large fully tiled shower cubicle with 'Mira' shower with glass sliding door, wash hand basin in vanity unit, close coupled WC, fully tiled walls, tiled floor, extractor fan.

OUTSIDE There are communal garden areas with a pea shingle area immediately to the front of the property, which is bordered by mature shrubs & bushes and offers a secluded seating area.

COUNCIL TAX BAND 'B' - payable 2021/22 - £1,511.07.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 42 sq. metres (454 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of a 99 year lease from 1st September 1984. The service charge is £2,022.45 for six months from 1st March 2021. The ground rent for half year paid on 1st September was £224.98.

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 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

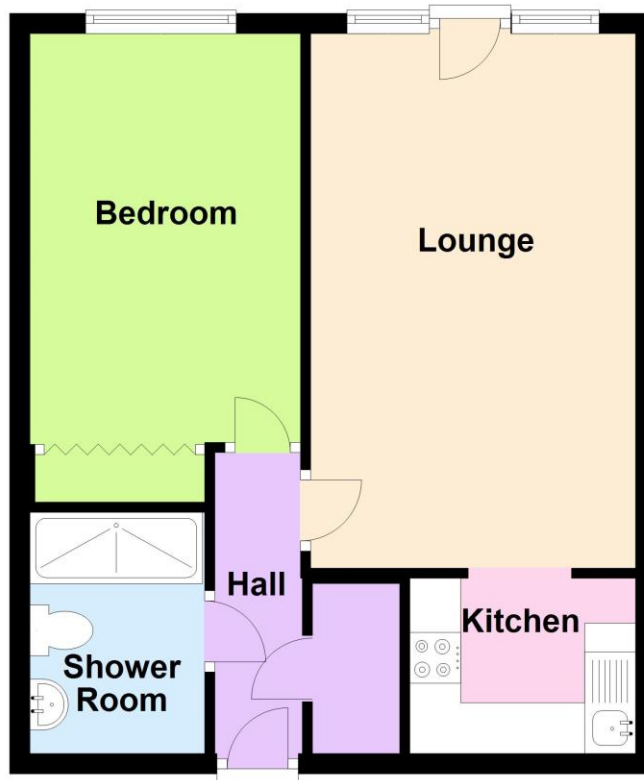
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/07.21



Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 42.2 sq. metres (454.1 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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