



25 Homeborough House, Hythe SO45 6EE

£169,950

paul jeffreys



25 Homeborough House, Brinton Lane, Hythe

A FIRST FLOOR ONE BEDROOM RETIREMENT FLAT IN HEART OF HYTHE VILLAGE CENTRE
Refitted kitchen, electric central heating, residents' lounge, laundry room, guest flat. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, shower room

ENTRANCE HALL Wooden front door, airing cupboard, door to:

LOUNGE c.5.49m x 3.23m (18' x 10'7"). Electric radiator, TV point, front aspect window, arch to:

KITCHEN c.2.23m x 1.63m (7'4" x 5'4"). Recently refitted with range of base units with cupboards and drawers, worktops, stainless steel sink unit, space for fridge/freezer, 2-burner electric hob, built in oven, wall cupboards, fully tiled walls.

BEDROOM c.3.41m x 2.64m (11'2" x 8'8"). Electric heater, built in wardrobes, window and door to south-westerly facing balcony, telephone point.

SHOWER ROOM WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with electric shower over and glass folding doors, chrome heated towel rail, fully tiled walls.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 40.4 sq. metres (434.5 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 £2,022.45 for six months from 1st March 2021. Ground rent for the half year paid on 1st September 2021 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

MJD/HC/01.22



Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 40.4 sq. metres (434.5 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92