



19 Homeborough House, Hythe SO45 6EE

£149,950

paul jeffreys



19 Homeborough House, Brinton Lane, Hythe

A ONE BEDROOM FIRST FLOOR RETIREMENT FLAT

In heart of Hythe Village Centre, refitted kitchen, refitted shower room, electric heating, residents' lounge, communal launderette, double glazing. NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Airing cupboard, door to:

LOUNGE c.5.26m x 3.23m (17'3" x 10'7"). Electric heater, TV point, front aspect window, door to:

KITCHEN c.2.23m x 1.63m (7'4" x 5'4"). Range of base units with cupboards and drawers, built in 'Beko' electric hob, 'Bosch' oven, worktops, stainless steel sink unit, 'Zanussi' fridge/freezer, microwave, tiled splashbacks, range of wall cupboards.

BEDROOM 1 c.4.32m x 2.62m (14'2" x 8'7"). Electric heater, built-in wardrobes and cupboards, front aspect window.

SHOWER ROOM Nicely refitted, WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with glass sliding doors and 'Mira' electric shower over, fully tiled walls, electric heater, recessed downlighters, extractor fan.

OUTSIDE Communal lawned area.

COUNCIL TAX BAND 'B' - payable 2022/23 - £1,564.91.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 41.5 sq. metres (446.6 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: £2,750.76 per annum 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.

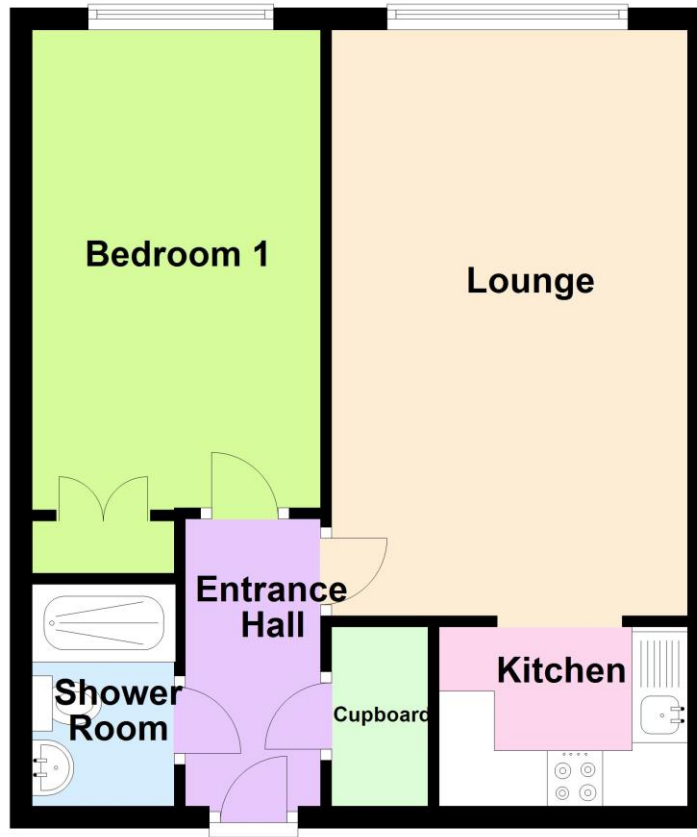
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/05.22



Ground Floor



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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