



2 Homeborough House, Hythe SO45 6EE

paul jeffreys



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

Newly fitted shower room, double glazing, new panel electric heating, lounge with door to secluded area of garden, residents' lounge, communal launderette NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL Storage cupboard, electric panel heater, large walk in airing storage cupboard with shelving and 'Hycos' electric water heater, 'Caretech' assistance alarm, telephone point.

LOUNGE c.4.95m x 3.47m (16'4" x 11'4"). Double aspect room with glazed single door leading to garden area with 2 adjoining windows, 'ATC' electric panel heater, glazed door to hall, telephone and TV point, 2 wall lights. Arch to:

KITCHEN c.2.26m x 1.64m (7'1" x 5'4"). Refitted with a light oak effect, single drainer stainless steel sink unit with worktops above, cupboards below, range of base units with cupboards and drawers, integrated fridge and freezer, 'Lamona' ceramic induction hob, tiled walls and floor, extractor fan, side aspect window.

BEDROOM c.4.04m narrowing to c.2.65m x c.3.97m narrowing to c.2.26m (13'3" narrowing to 8'8" x 13' narrowing to 7'1" including wardrobes). 'ATC' electric panel heater, built in double wardrobes, telephone point, assistance alarm cord, side aspect window.

SHOWER ROOM Large fully tiled shower cubicle with 'Triton' shower, hand basin in vanity unit, WC with concealed cistern, wall cupboards, fully tiled walls, chrome heated towel rail, extractor fan.

OUTSIDE There are communal garden areas, which are bordered by mature shrubs and bushes.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 45.8 sq. metres (492.7 sq. feet) approx.

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

DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane and 1st left in 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.

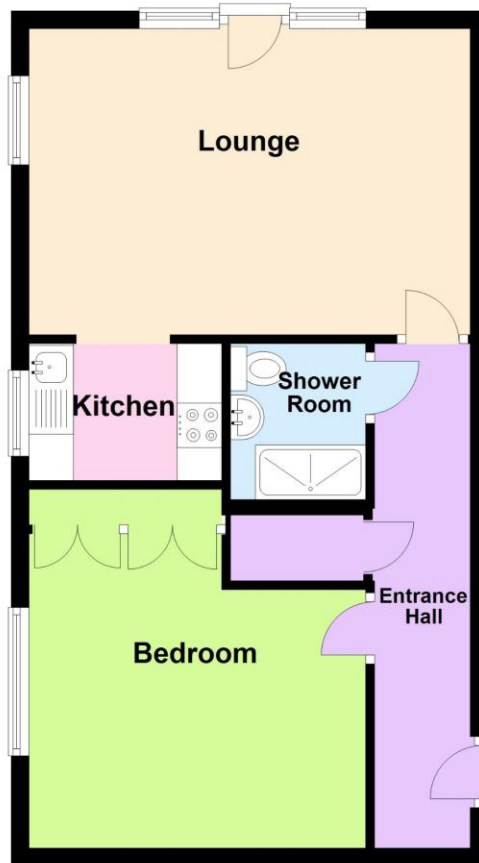
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

YH/SW/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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