



14 Homeborough House, Hythe SO45 6EE

£135,000

paul jeffreys



14 Homeborough House, Brinton Lane, Hythe

A GROUND FLOOR 1 BED RETIREMENT FLAT WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE

Double glazing, recently refitted shower room, communal lounge and communal laundry room.
NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Wooden front door, cupboard with hot water tank.

LOUNGE c.5.49m x 3.20m (18' x 10'6"). Electric storage heater, TV point, electric fire, UPVC glazed door to rear with gazed side panels, arch way to.

KITCHEN c.2.21m x 1.65m (7'3" x 5'5"). Range of base units with cupboards and drawers, space for oven and space for small fridge, stainless steel sink unit, worktops, range of wall cupboards, tiled flooring, fully tiled walls.

BEDROOM c.4.27m x 2.62m (14' x 8'7"). Electric storage heater, built in wardrobes, front aspect window.

SHOWER ROOM Recently refitted, WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with glass sliding door with electric shower over, fully tiled walls, chrome heated towel rail, 'Dimplex' heater, tiled flooring.

OUTSIDE Small lawned area with mature shrubs.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 42.8 sq. metres (460.9 sq. feet) approx.

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

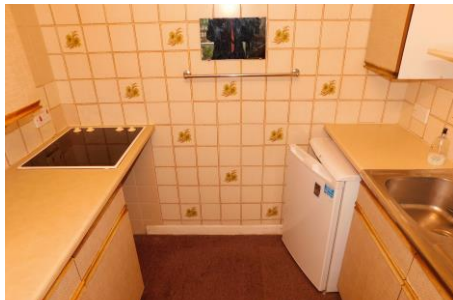
DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane and take the 1st left into Brinton Lane where Homeborough House will be seen on the left hand side.

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.

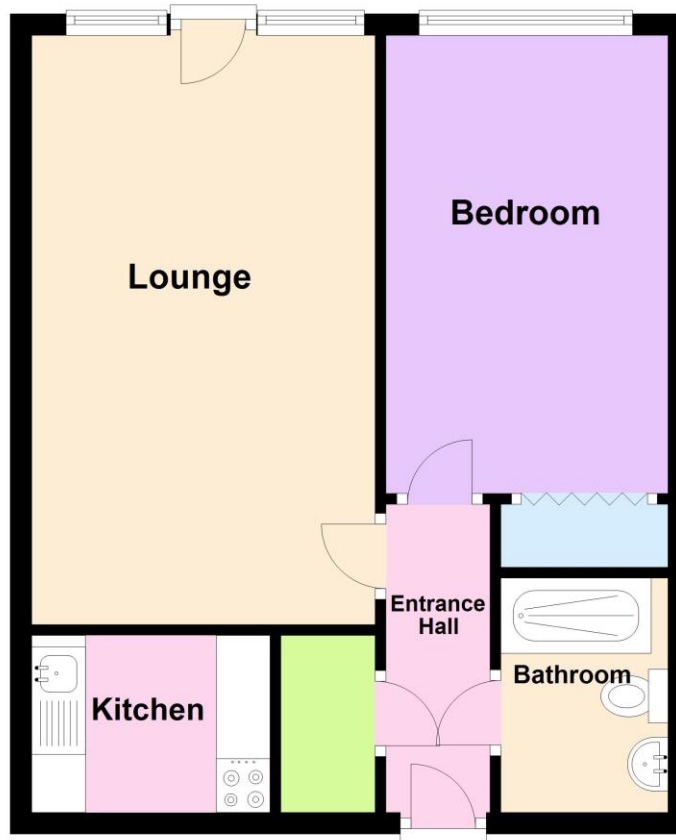
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/02.23



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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