



9 Homeborough House, Hythe, SO45 6EE

£75,000

paul jeffreys



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

Refitted kitchen, refitted shower room, replacement electric radiators, door leading directly to communal garden area, communal lounge and communal launderette.
NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Intercom for door entry, telephone point, large airing cupboard with shelving, consumer unit and fridge to remain.

LOUNGE c.4.51m x 3.24m (14'9" x 10'7"). Recently installed replacement electric radiator, TV and telephone points, 2 wall lights, 2 windows and glazed door leading directly to communal garden area. Arch to.

KITCHEN c.2.20m x 1.64m (7'2" x 5'4"). Having been refitted with range of cream coloured gloss units, comprising inset stainless steel sink and drainer sink unit with cupboards and drawers below, adjoining worktop with space for appliance, 2 base units with cupboards, wall cupboards, 'Baumatic' electric ceramic hob with stainless steel extractor hood over, 'Baumatic' electric oven below, extractor fan, 3 fully tiled walls.

BEDROOM c.3.45m x 2.66m (11'4" (excluding wardrobes) x 8'8"). With range of white gloss wardrobe units with box cupboards above bed area and 2 bedside cabinets, replacement electric radiator, window overlooking small communal garden area.

SHOWER ROOM Having been refitted with fully tiled walls with white suite comprising wide shower cubicle with 'Triton' shower, WC with concealed cistern, wash hand basin in vanity unit, chrome heated towel rail, extractor vent.

OUTSIDE Communal lawned areas.

COUNCIL TAX BAND 'B' - payable 2026/27 - £1,909.55.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 37.1 sq. metres (399 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of a 99 year lease from 1st September 1984. Ground rent is £449.96 (tbc) per annum (paid half yearly). The annual service charge is £3,766.42 per annum (paid half yearly).

AGENT'S NOTE Please note that the seller of the property will need to pay a fee of 1% of the sale price achieved and a further 1% of the sale price achieved as a contingency. Therefore, there is a total of 2% of the sale price achieved payable by the seller.

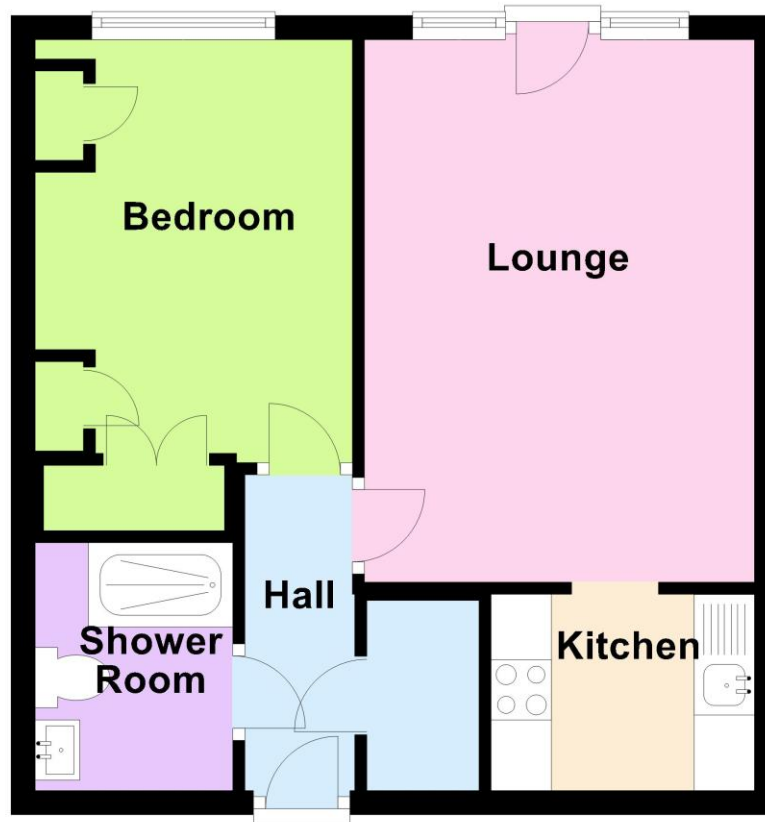
DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane and first left into Brinton Lane, where Homeborough House will be seen on the corner on the left hand side.

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
PMD/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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