



27 Homeborough House, Hythe, SO45 6EE

£135,000

paul jeffreys



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A FIRST FLOOR ONE BED RETIREMENT FLAT WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE WITH A NEWLY EXTENDED LEASE UP TO 150 YEARS.

Double glazing, refitted shower room, residence lounge and laundry room, guest flat.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, bathroom.

ENTRANCE HALL Wooden front door, hatch to loft space, airing cupboard, door to:

LOUNGE c.4.47m x 3.20m (14'8" x 10'6"). TV point, electric heater, front aspect window, arch to:

KITCHEN c.2.90m x 2.21m (9'6" x 7'3"). Range of base units with cupboards and drawers, space for cooker with extractor fan over, space for fridge freezer, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards.

BEDROOM c.3.51m x 2.64m (11'6" x 8'8"). Electric heater, built in wardrobes, telephone point, front aspect window.

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

OUTSIDE There are communal garden areas.

COUNCIL TAX BAND 'B' - payable 2023/24 - £1,646.94

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 40.1 sq. metres (431.8 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD, on the residue of 150 year lease extension from ???. 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 the first 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.

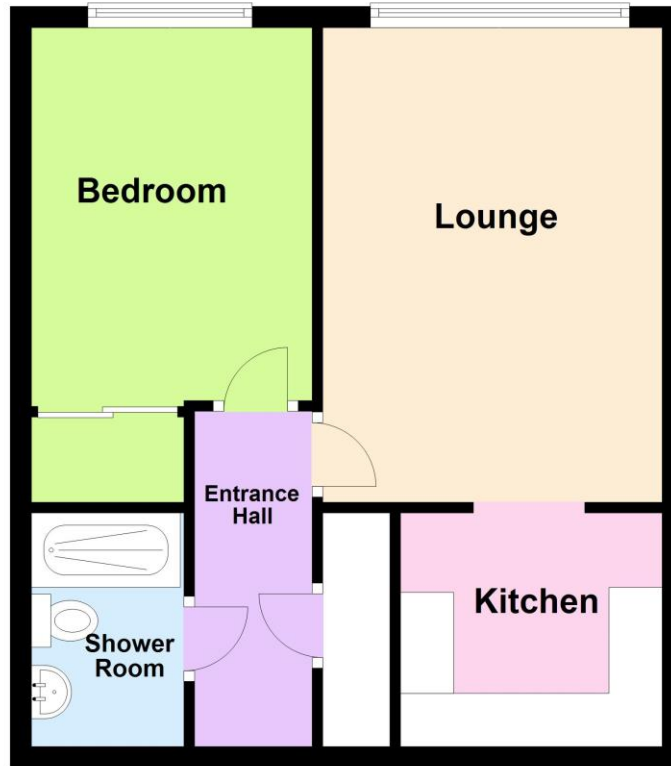
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/08.23



Ground Floor



Total area: approx. 40.1 sq. metres (431.8 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.

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