



9 Hubert Lodge, Hythe, SO45 6GS
£239,950

paul jeffreys



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A ONE BED RETIREMENT APARTMENT WITHIN CENTRAL HYTHE WITH A SHORT WALK OF LOCAL SHOPS, POST OFFICE, DOCTORS.

Electric heating, double glazing, new carpets throughout, communal lounge, glimpse of sea view.
NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Front door, airing cupboard, door to:

LOUNGE/DINING ROOM c.6.93m x 3.14m (22'9" x 10'4"). Electric fire with surround, telephone point, TV point, electric storage heater, double doors to front, door to:

KITCHEN c.2.76m x 2.34m (9'1" x 7'8"). Range of base units with cupboards and drawers, built in 'Zanussi' washer/dryer, fridge/freezer, electric hob with stainless steel extractor fan over, built in 'Zanussi' oven, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, recess downlighters, front aspect window.

BEDROOM c.5.89m x 2.85m (19'4" x 9'4"). Electric storage heater, built in wardrobes with sliding doors, TV point and telephone point, front aspect window.

SHOWER ROOM Wash hand basin in vanity unit, WC with concealed cistern, corner shower cubicle, plumbed in shower over, fully tiled walls, chrome heated towel rail, extractor fan.

OUTSIDE Small patio area to front straight of your double doors, beautifully landscaped communal gardens.

COUNCIL TAX BAND 'B' - payable 2024/25 - £1,735.01

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 59 sq. metres (634.9 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of 999 year lease commencing from December 2020. Service charge for the ending November 23 is £2,890.22 per annum. The ground rent is £575 per annum.

DIRECTIONS From our office walk up St Johns Street and continue up past Lidl and Hubert Lodge will be found on the right 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.

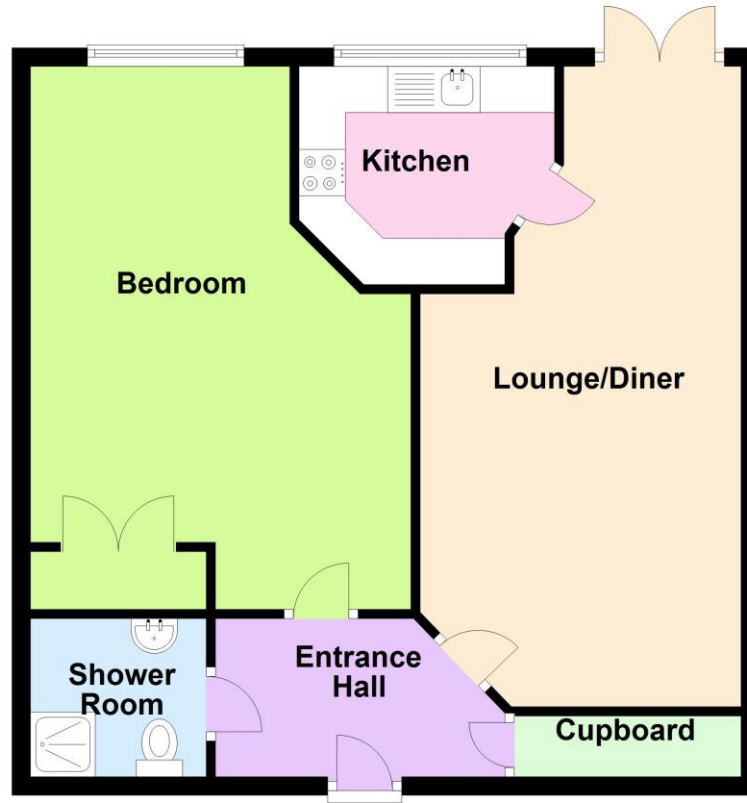
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/05.24



Ground Floor



Total area: approx. 59.0 sq. metres (634.9 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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