



36 Homeborough House, Brinton Lane, Hythe SO45 6EE

£119,950

paul jeffreys



36 Homeborough House, Brinton Lane, Hythe

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

Refitted kitchen and shower room, lounge, communal
laundrette.
NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Large built in cupboard with lagged tank and immersion and electric meter, hatch to loft space.

LOUNGE c.5.29m x 3.23m (17'4" x 10'7"). 'Dimplex' storage heater, TV point, rear aspect window with small view of water.

KITCHEN c.2.22m x 1.65m (7'3" x 5'5"). Refitted with cream shaker style units comprising inset single drainer sink unit with cupboards and draw below, one base unit with worktop above, fully tiled walls, 'Beko' electric hob with stainless steel extractor hood over, 'Beko' electric oven below, wall cupboards, space for a fridge/freezer, extractor fan.

BEDROOM c.4.29m x 2.64m (14'1" x 8'7" longest measurement excludes built in double wardrobe). Storage heater, built in double wardrobe, rear aspect window.

SHOWER ROOM Refitted with white suite comprising enclosed fully tiled shower cubicle with 'Mira' Shower, wash hand basin in vanity unit, WC with concealed cistern, fully tiled walls, chrome heated towel rail, extractor vent.

OUTSIDE There are various areas of communal lawned areas.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 41.7 sq. metres (449.3 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD. With the residue of a 99 year lease from the 1st September 1984. Service charge is £5,051.04 per annum, which is paid half yearly. Ground rent is £449.96 per annum, paid half yearly.

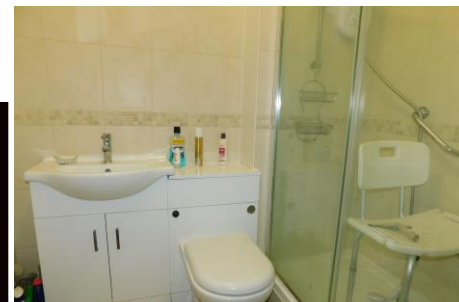
DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane and first left in Brinton Lane where Homeborough House will be seen on the corner on the left hand side.

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.

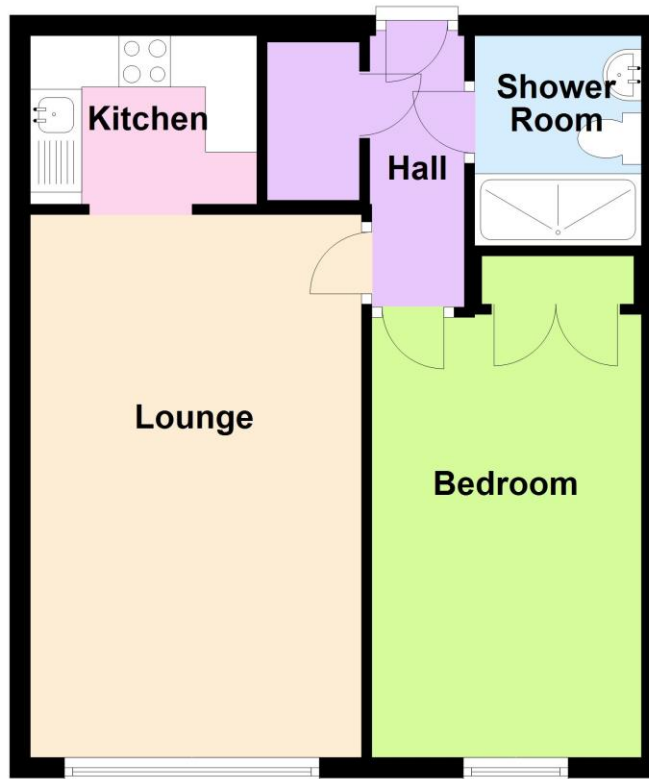
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/SW/05.24



Ground Floor



Total area: approx. 41.7 sq. metres (449.3 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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