



18 Homeborough House, Hythe SO45 6EE

£119,950

paul jeffreys



18 Homeborough House, Brinton Lane, Hythe

A LARGER THAN NORMAL ONE BEDROOM FIRST FLOOR RETIREMENT FLAT, IN THE HEART OF HYTHE VILLAGE CENTRE

Double glazing, electric heating, residents lounge,
communal laundrette. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, shower room

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

LOUNGE c.3.96m x 3.73m (13' x 12'3"). Electric heater, TV point, telephone point, large storage cupboard with meters, front aspect window, archway to:

KITCHEN c.2.21m x 1.63m (7'3" x 5'4"). Range of base units with cupboards and drawers, built in double electric hob with extractor fan over, 'Prima' oven and grill, space for fridge/freezer, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, front aspect window.

BEDROOM 1 c.4.90m x 2.57m (16'2" x 8'5"). Electric heater, built in wardrobes, front aspect window.

SHOWER ROOM WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with glazed panels, electric 'Mira' shower over, fully tiled walls, electric heater, extractor fan.

COUNCIL TAX BAND 'B' - payable 2025/26 - £1,821.03.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 40 sq. metres (431.1 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of 99 year lease from 1st September 1984. Service charge is £5,150 per annum, paid half yearly. Ground rent is £tbc paid half yearly.

DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane and 1st left into Briton 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

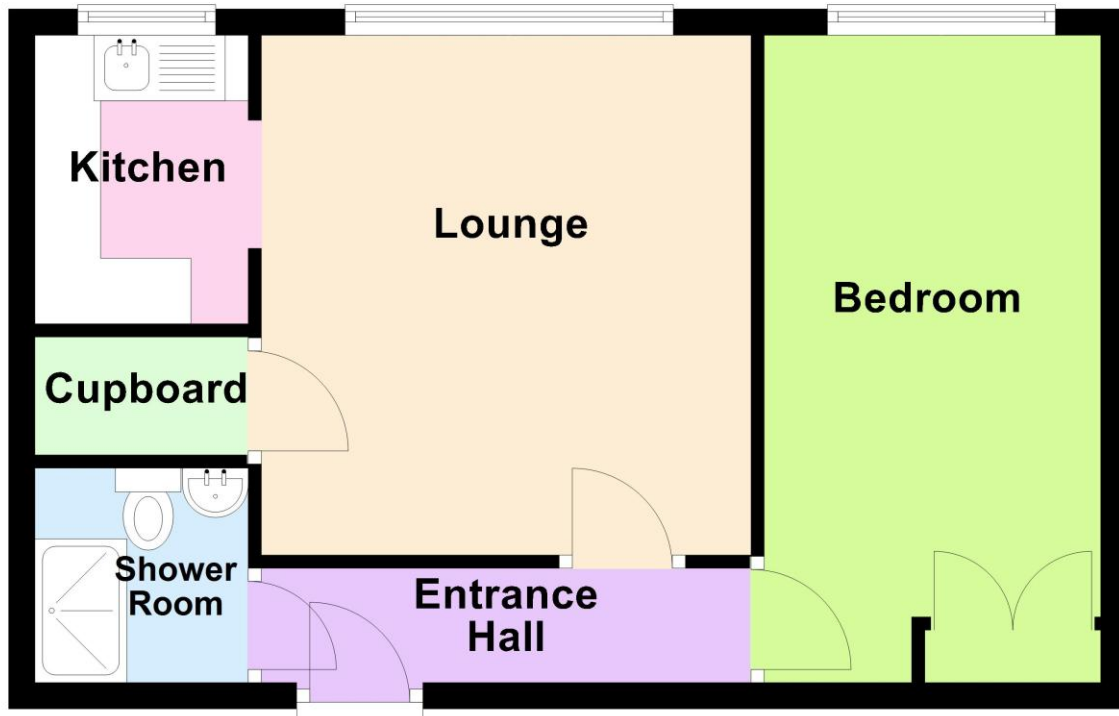
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/02.25



First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 40.0 sq. metres (431.1 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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