



18 Homeborough House, Hythe SO45 6EE

£144,950

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 2024/25 - £1,735.01.

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

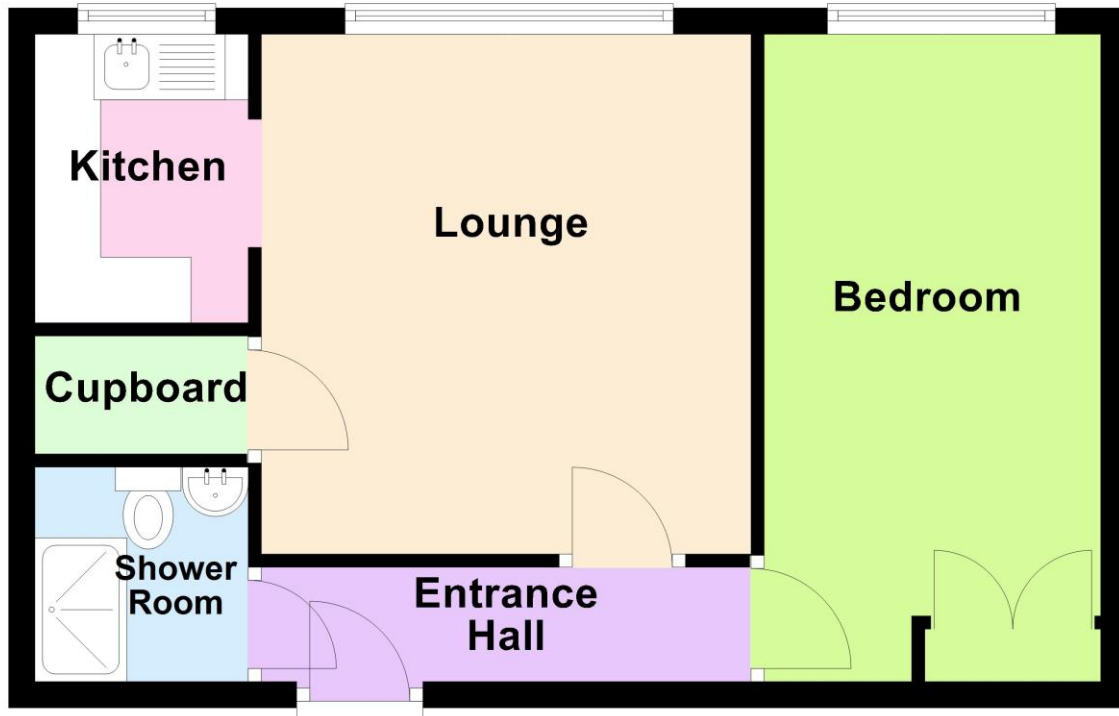
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

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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