



1 Homeborough House, Brinton Lane, Hythe, SO45 6EE

£109,950

paul jeffreys



# 1 Homeborough House, Brinton Lane, Hythe

A ONE BED GROUND FLOOR RETIREMENT PROPERTY.  
Lift access, electric heating, double glazing, communal lounge  
and communal laundry room. NO CHAIN.

## ACCOMMODATION

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

**ENTRANCE HALL** Storage cupboard housing hot water tank, door to:

**LOUNGE** c.5.39m x 3.18m (17'8" x 10'5"). Electric heater, TV point, telephone point, 2 rear aspect windows, rear UPVC door to garden area, opening to:

**KITCHEN** c.2.21m x 1.58m (7'3" x 5'2"). Range of base units with cupboards and drawers, stainless steel sink unit, 'Bosch' electric hob, extractor fan over, 'Bosch' oven, built in fridge/freezer, tiled splashbacks, worktops, range of wall cupboards.

**BEDROOM** c.3.48m x 2.64m (11'5" x 8'8"). Electric heater, built in wardrobes and drawers, rear aspect window.

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

**OUTSIDE** Communal lawned areas.

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

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 39.3 sq. metres (422.6 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD with the residue of a 99 year lease from the 1<sup>st</sup> September 1984. Ground rent is £449.96 (tbc) per annum (paid half yearly). The annual service charge is £3,766.42 per annum (paid half yearly). TBC.

**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 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/SW/05.25



## Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 39.3 sq. metres (422.6 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**Zoopa**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92