



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

£114,950

paul jeffreys





## 41 Homeborough House, Brinton Lane, Hythe

### A SECOND FLOOR ONE BED RETIREMENT PROPERTY IN THE HEART OF HYTHE VILLAGE CENTRE.

Double glazing, electric heating, newly redecorated and recarpeted, communal lounge.  
NO CHAIN.

#### ACCOMMODATION

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

**ENTRANCE HALL** Wooden front door, airing cupboard, door to:

**LOUNGE** c.4.40m x 3.18m (14'5" x 10'5"). Electric heater, TV point, 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, 'Beko' fridge, integrated freezer, worktops, tiled splashbacks, 'Neff' double ring electric hob with extractor fan over, 'Beko' built in oven, range of wall cupboards.

**BEDROOM** c.3.43m x 2.64m (11'3" x 8'8"). Electric heater, telephone point, built in wardrobes, front aspect window.

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

**OUTSIDE** Communal lawned areas.

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

**EPC RATING** 'C'.

**GROSS SQUARE MEASUREMENTS** 36.2 sq. metres (389.5 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 per annum (paid half yearly), the annual service charge is £2,810.46 paid half yearly.

**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

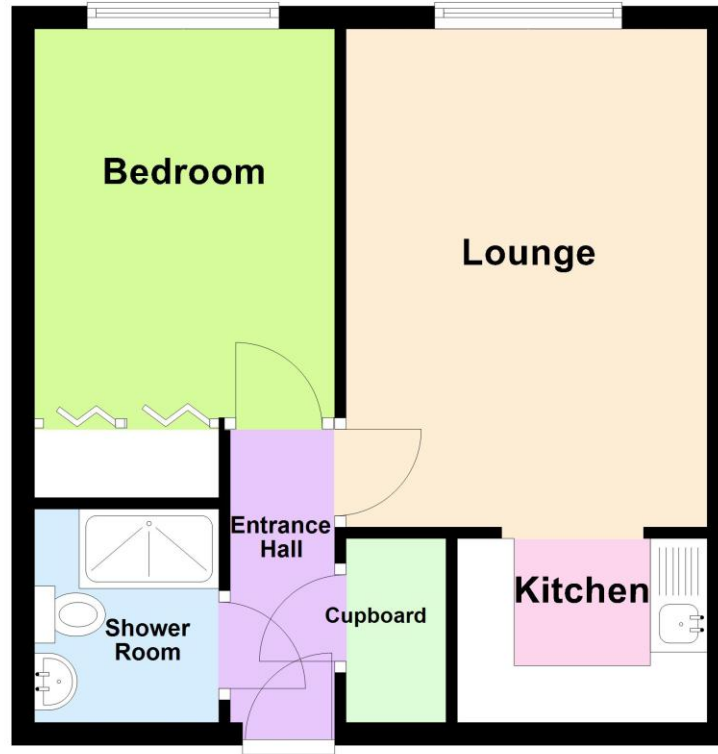
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

MJD/SW/05.22



## Second Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 36.2 sq. metres (389.5 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

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