



21 Homeborough House, Hythe, SO45 6EE

£94,950

paul jeffreys



21 Homeborough House, Hythe

A FIRST FLOOR ONE BEDROOM OVER 60s FLAT, IN THE HEART OF HYTHE VILLAGE CENTRE

Located within complex with secure residents' entry, accessible by means of lift or stairs, with site manager and communal lounge, laundry and refuse rooms.

Refitted shower room, electric heating, double glazing, bedroom with door to a private balcony. NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Large storage cupboard, doors to shower room and bedroom, hand rail, careline system.

LOUNGE c.5.61m x 3.23m (18'4" x 10'7"). Electric fire, electric lifestyle ATC radiator, TV point, 2 front aspect windows, arch to:

KITCHEN c.2.18m x 1.64m (7'2" x 5'04"). Units comprising single stainless steel unit with one cupboard below, base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, built in 'Lamona' 4 ring hob, tiled floor.

BEDROOM c.3.35m x 2.46m (11' x 8'1"). Pull cord, mirror, electric lifestyle ATC radiator, hand rail, wall lamp, large cupboard.

SHOWER ROOM Refitted with a white suite with double shower unit, 'Mira' electric shower, tiled surround and tiled floor, concealed pedestal and wash basin with cupboards below, mirrored medicine cabinet, 2 wall lights, 'Dimplex' extractor fan.

OUTSIDE Communal lawned area, private balcony, communal residents' parking.

COUNCIL TAX BAND 'B' - payable 2026/27 - £1,909.55

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 39.1 sq. metres (421.1 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD and that the ground rent is approx. £500 per annum and service charge £3,766.42 per annum.

DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout in 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/03.26



Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)
(excluding Balcony)



Total area: approx. 39.1 sq. metres (421.1 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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023 8084 8555

sales@pauljeffreys.co.uk

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