



34 Homeborough House, Hythe SO45 6EE

£119,950

paul jeffreys



34 Homeborough House, Brinton Lane, Hythe

A FIRST FLOOR RETIREMENT FLAT IN THE HEART OF HYTHE VILLAGE CENTRE

Refitted shower room, replacement electric radiators,
communal lounge and communal launderette. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 1 bedroom, shower room

ENTRANCE HALL Wooden front door with intercom door entry,
telephone point, large airing cupboard, door to:

LOUNGE c.4.47m x 3.25m (14'8" x 10'8"). Electric heater, TV
point, front aspect window, archway to:

KITCHEN c.2.19m x 1.63m (7'2" x 5'4"). Range of base units
with cupboards and drawers, space for appliances, worktops, sink
unit, tiled splashbacks, range of wall cupboards, side aspect
window.

BEDROOM c.3.45m x 2.62m (11'4" x 8'7"). Electric heater, built-
in wardrobes, front aspect window.

SHOWER ROOM Recently refitted with WC with concealed
cistern, wash hand basin in vanity unit, shower cubicle with 'Mira'
electric shower over, fully tiled walls and floor, pull cord heater,
chrome heated towel rail.

OUTSIDE Communal lawned areas.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 37 sq. metres (398 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD from 1st
September 1984; the lease has been extended, however, we are waiting
confirmation of exact length of this. The ground rent is £449.96 per
annum (paid half yearly). Annual service charge is £3,116.23 per annum
paid half yearly.

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

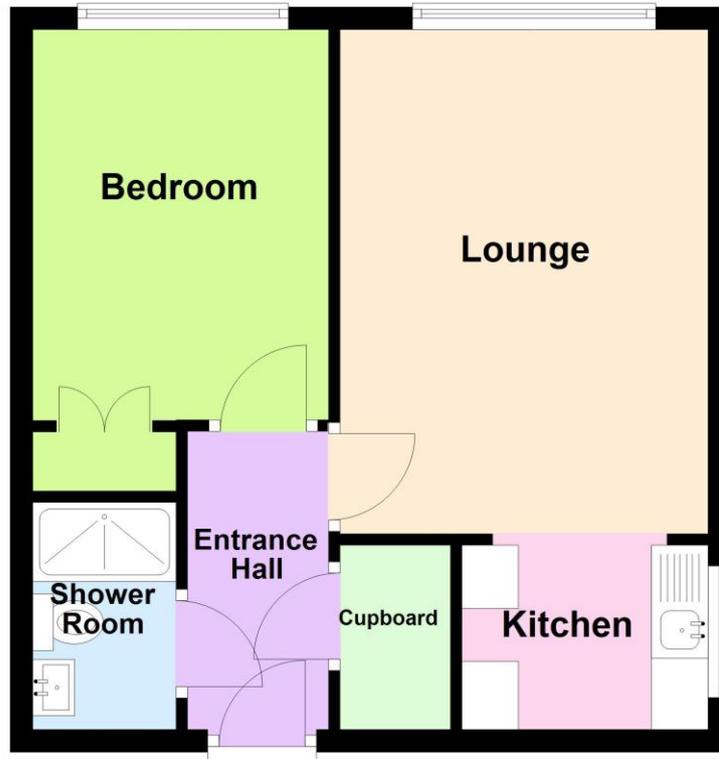
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/02.26



First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 37.0 sq. metres (398.0 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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