



8 Hubert Lodge, 2 South Street, Hythe SO45 6GS

£249,950

paul jeffreys



8 Hubert Lodge, Hythe

A ONE BEDROOM RETIREMENT FLAT IN HEART OF HYTHE VILAGE CENTRE

Electric heating, double glazing, communal lounge. NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Wooden front door, intercom system, door to:

LOUNGE/DINER c.7.04m x 3.15m narrowing to 1.93m (23'1" x 10'4" narrowing to 6'4"). Radiator (electric heater), electric fire and surround, TV & telephone points, side aspect window, UPVC glazed double doors to garden area, door to:

KITCHEN c.2.74m x 2.29m (9' x 7'6"). Range of base units with cupboards and drawers, integrated fridge/freezer, 'Zanussi' washer/dryer, 'Zanussi' electric hob with stainless steel extractor fan above, 'Zanussi' oven, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, recessed downlighters, front aspect window.

BEDROOM c.5.31m x 2.84m narrowing to 1.58m (17'5" x 9'4" narrowing to 5'2"). Electric heater, TV point, built-in wardrobes with sliding doors, front aspect window.

SHOWER ROOM WC with concealed cistern, wash hand basin in vanity unit, corner shower cubicle with glazed sliding door and plumbed in shower over, chrome heated towel rail, fully tiled walls.

OUTSIDE There is a small area of garden outside the rear double doors with small patio and green area.

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

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 48 sq. metres (516.3 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of 999 year lease commencing from December 2020. Service charge for year ending November 2026 is £3,458.72 per annum, ground rent is £575 per annum.

DIRECTIONS From our office walk along St Johns Street and continue past Lidl and Hubert Lodge will be found on the right 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

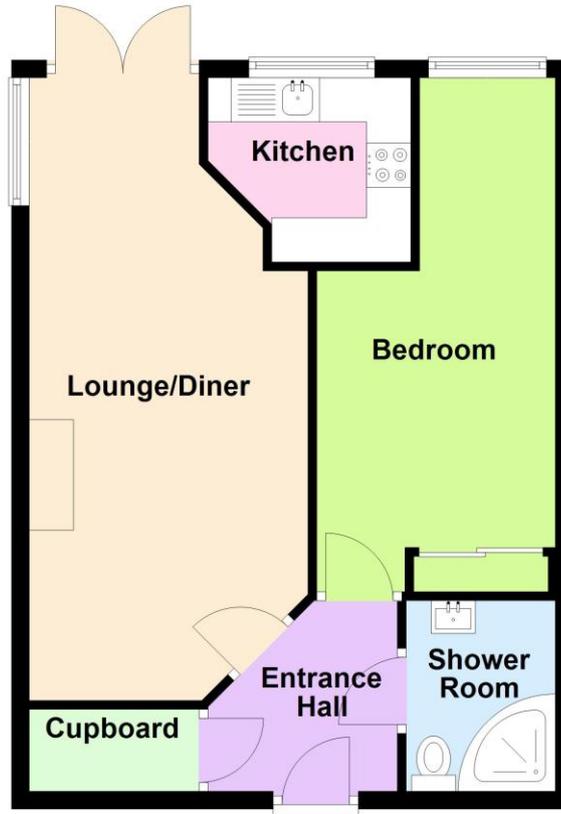
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/02.26



Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 48.0 sq. metres (516.3 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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