



**Hubert Lodge, 2 South Street** Hythe, SO45 6GS  
**Prices from £267,950**

- A Churchill Retirement Complex for Owners Aged 60 and over in Central Hythe
- Double Bedroom. Fitted Wardrobe & Shower Room
- 23' x 10'6 Living Room. Separate Kitchen with Integrated Appliances
- Owners Lounge with Coffee Bar. Cycle / Buggy Store with Charging Points





## HUBERT LODGE

Hubert Lodge is a modern, purpose-built development of 43 one and two bedroom retirement apartments located in the waterfront village of Hythe. It has been named after Hubert Scott-Paine, creator of the iconic Supermarine Spitfire Aircraft and an important figure in Hythe's boat building history.

The development is ideally placed for the high street, home to a good selection of shops including Waitrose and Lidl supermarkets, a bakery, florist, optician, pharmacy and several coffee shops. You will also find a Library and Post office conveniently located in the village centre.

Located on the edge of Southampton Water, Hythe has one of the ten longest piers in the British Isles with the worlds longest Pier Train which runs up and down the Victorian Pier to the Ferry.



From the end of the pier, catch the ferry to the City of Southampton where you will find extensive Shopping and entertainment facilities. The nearby Hythe Marina Village is a unique development located on Southampton Water with 206 Berths, restaurants, bars, a boutique and a gym. The New Forest National Park is just a stones throw away offering a variety of activities, including walking, cycling and pony trekking, or just enjoying a day out with friends and family.



### **FREE PARKING**

Free parking.

### **COMMUNAL ENTRANCE FOYER**

Video entry system. Doors to the Lodge Manager's Office. Access to the Owners Lounge and inner corridor leading to the lift and stairs.



### **OWNERS LOUNGE & COFFEE BAR**

The welcoming Owners Lounge is home to a variety of events and is a popular spot for a catch up with your friends and neighbours, or for settling in a quiet corner to enjoy a good book. There is a programme of events which include an array of social activities. From cheese and wine evenings to keep fit classes, there is something for everyone. Help yourself to tea, coffee and other refreshments from the coffee bar and log on to the communal Wi-Fi.

### **APARTMENT ENTRANCE HALL**

Multi locking system front door. Doors to all rooms including walk in storage cupboard. Wall mounted electric radiator. Digital call system.



### **LIVING ROOM**

23' 1" x 10' 6" (7.04m x 3.2m)

Double glazed window(s) (upper floors) or French doors to patio (ground floor). Wall mounted electric radiator. Door to kitchen.



## KITCHEN

8' 11" x 7' 8" (2.72m x 2.34m)

Double glazed window. Attractive fitted kitchen comprising stainless steel single drainer sink unit with chrome mixer tap and cupboard under. Further range of wall and base level, soft closing, cupboard and drawer units with ample work surfaces and tiled surrounds. Integrated appliances include an electric waist-height oven, ceramic hob with cooker hood over, upright fridge freezer and washer dryer. Provision for dishwasher. LED down lights.



## DOUBLE BEDROOM

17' 6" x 9' 3" (5.33m x 2.82m)

Double glazed window. Wall mounted electric radiator. Fitted twin door wardrobe.

## SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.68m)

Three piece white suite comprising a low level spacious tiled shower cubicle with chrome shower fittings and grab rail, concealed cistern push button flush wc and vanity unit wash hand basin with chrome mixer tap, cupboard under and illuminated bathroom cabinet. Recessed LED lights. Chrome heated towel rail. Non slip flooring. Emergency assistance button.



## COMMUNAL FACILITIES

As well as the Owners Lounge and coffee bar there is a Guest Suite with shower room for visitors. Refuse room. Cycle and buggy store with charging points. Fully maintained external gardens. All apartments are fitted with a careline support system. This is connected to a 24 hour support service, so in the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team, 24 hours a day, 365 days a year. The system also provides video door entry with a standard TV, allowing residents to view any visitors on your TV before you choose to let them into the main entrance.



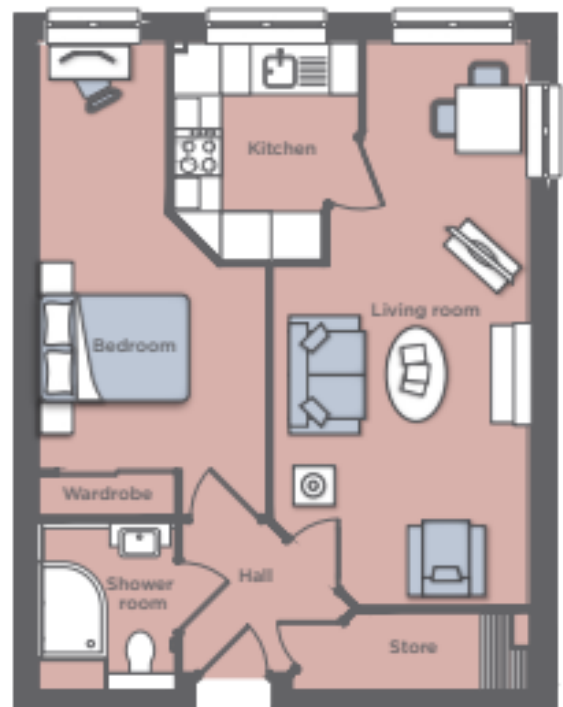


## ADDITIONAL INFORMATION

Service charges and additional information available from the sales Office at Hubert lodge.

## TYPICAL ONE BEDROOM APARTMENT LAYOUT

Kitchen	7'8" x 8'11"	2325mm x 2715mm
Living room	10'6" x 23'1"	3190mm x 7035mm
Shower room	5'6" x 6'11"	1665mm x 2100mm
Bedroom	9'3" x 17'6"	2815mm x 5335mm



## HUBERT LODGE

A stunning development of 43 retirement apartments

St John's Street



Site Plan and Ground Floor



South Street

- One bedroom apartment
- Two bedroom apartment
- Communal areas

- BS Buggy Store      PL Plant room
- CB Coffee Bar      R Reception
- E Entrance          WC Communal WC
- OFF Office
- Balconies on selected apartments



First Floor



Second Floor

Hotspur House  
Prospect Place  
Hythe  
SO45 6AU

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

