



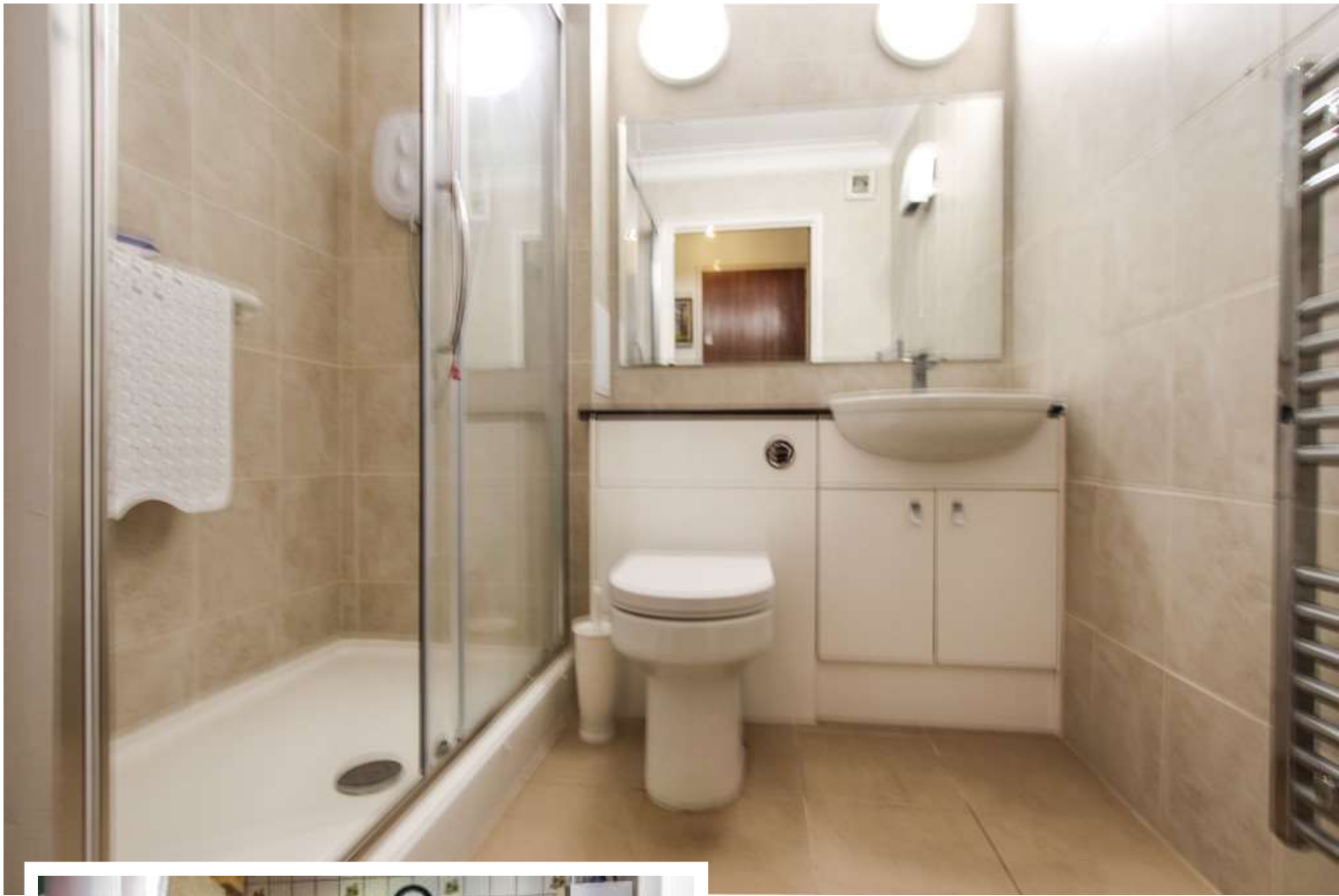
Brinton Lane
Hythe, Southampton
Asking Price Of - £140,000



- Ground Floor Apartment
- Retirement Complex
- Lift and Stairs Available
- House Manager and

EPC Rating

76 C



Property Description

HOMEBOROUGH HOUSE Homeborough House was constructed by McCarthy & Stone (Developments) Ltd and comprises 42 properties arranged over 3 floors each served by lift. There is a 24 hour emergency Caretech call system which is operated through pull cords in every room along with a wrist alarm. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. Homeborough House is situated in the centre of Hythe village which allows easy access local amenities such as bus stops, the pharmacy, doctors surgery, shops, coffee shops, pubs and the Hythe ferry service to Southampton. You will also find a wonderfully maintained public waterfront park which is ideal as a socially distant meeting spot.

COMMUNAL ENTRANCE LOBBY Security entrance door which you can operate using the security fob. Door to House Manager's office. Lift and stairs to all floors.



APARTMENT ENTRANCE HAL Wood fire door to apartment. Caretech careline system. Doors to living room, double bedroom, shower room and large walk in airing / storage cupboard.

LIVING ROOM / DINER 17' 4" x 10' 7" (5.28m x 3.23m) Generous living room / diner with two double glazed windows with matching door leading to garden area. Wall mounted storage heater. Emergency pull cord. Archway opening leading to Kitchen.

KITCHEN 7' 2" x 5' 5" (2.18m x 1.65m) Kitchen comprising a stainless steel single drainer sink unit with cupboard under. Further wall and base level cupboard and drawer units with work tops and tiled surrounds. Integral appliances include a ceramic hob and under counter fridge/freezer, space for an under counter oven.



SHOWER ROOM 6' 8" x 5' 4" (2.03m x 1.63m) Modern fitted three piece white suite shower room with walk-in double shower cubicle with a Mira electric shower. WC with concealed flush. Vanity unit with inset wash hand basin with mixer tap and cupboard under. Chrome heated towel rail. Wall level mirror with light. Extractor fan.

DOUBLE BEDROOM 14' 0" x 8' 8" (4.27m x 2.64m) Double glazed window and built in wardrobe with bi-folding doors. Emergency pull cord. Wall mounted electric heater.



RESIDENTS FACILITIES The residents have use of a lovely, recently well equipped lounge with kitchen. Coffee mornings take place every morning from 10am till 11.30am. They hold various events such as games afternoon on Wednesdays and outings are arranged. Lift and stairs to all floors and well maintained communal grounds.

There is an added facility of a guest bedroom situated within the main building which can be booked and used by visiting relatives who need to be nearby for any reason, or if they have come a long distance to visit.

(Events are subject to change and are charged as extra)

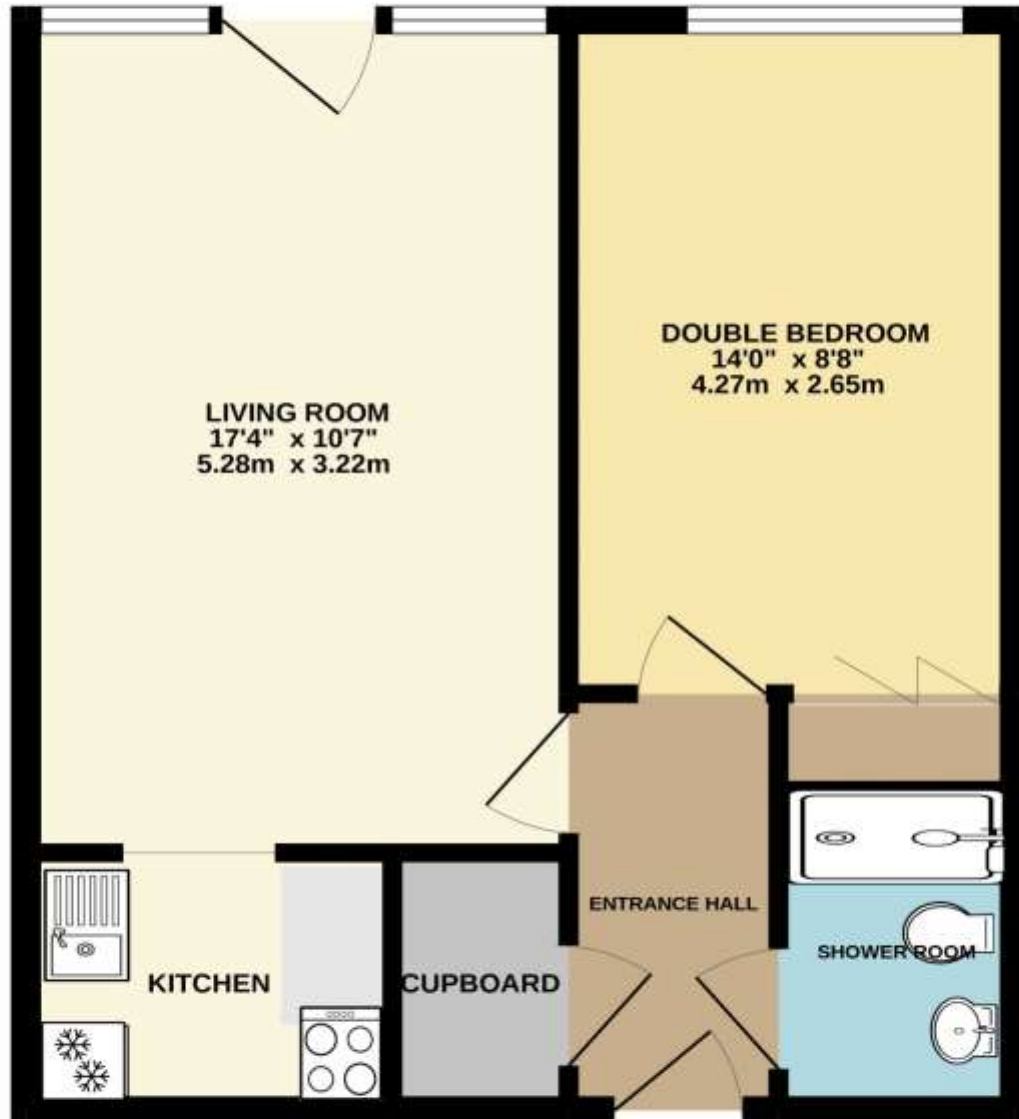


PARKING Parking for residents vehicles (on a first come first served basis) but there is usually plenty of parking for residents and visitors. Best to liaise with the Development Manager.

ADDITIONAL INFORMATION The service charge is circa £2,388 PA and the ground rent is £449 PA. Shelley Amess in the Development Manager and is in

her office during working hours. The Caretech care line is for all other times.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 are 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