



Homeborough House, Brinton Lane

Hythe, Southampton

Asking Price Of - £179,950 EPC Rating TBC



- First Floor Apartment in Retirement Complex Close to Amenities
- Double Bedroom with Balcony and Built in Wardrobe.
- Light Living Room. Modern Kitchen and Shower Room
- House Manager and Careline. Lift and Stairs Available



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 HALL

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

18' 0" x 10' 7" (5.49m x 3.23m)

Triple aspect light and airy room with double glazed windows. Wall mounted storage heater. Emergency pull cord. Entry phone system. Two wall lights. Archway to the kitchen.

KITCHEN

7' 4" x 5' 4" (2.24m x 1.63m)

Modern refitted kitchen comprising a stainless steel single drainer sink unit with chrome mixer tap and cupboard under. Further wall and base soft closing cupboard and drawer units with work tops, under unit lighting and tiled surrounds. Integral appliances include a ceramic hob and under counter oven. Space for an upright fridge freezer.

DOUBLE BEDROOM

11' 2" x 8' 8" (3.4m x 2.64m)

Double glazed window and door on to the balcony. Emergency pull cord. Wall mounted electric heater. Built in wardrobe with bi-folding doors. Wall light.

BALCONY

Decked flooring. Room for a chair or two.

SHOWER ROOM

6' 8" x 5' 4" (2.03m x 1.63m)

Refitted three piece white suite comprising a double shower cubicle with Triton electric shower, vanity unit with a concealed cistern push button flush wc and wash hand basin with chrome mixer tap and cupboards under. Extractor fan. Illuminated mirror with built in shaver point.

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 £2,750 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



TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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