

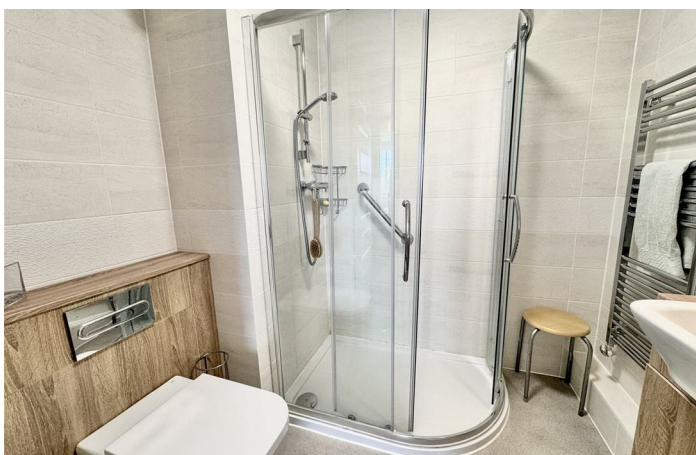


40 Hubert Lodge - South Street Hythe, SO45 6GS

- TOP FLOOR PENTHOUSE
- TWO DOUBLE BEDROOMS
- EN-SUITE + MAIN BATHROOM
- MANAGER ON SITE
- COMMUNAL LOUNGE
- SEAVIEW'S
- GARDEN AND PATIO
- GENEROUS MODERN KITCHEN
- OVER 60's RETIREMENT FLAT
- LARGEST FLAT IN HUBERT LODGE

Guide price £350,000 Leasehold





Entrance Hall

Leading to Lounge / Dining room, Main Bathroom, 2 Bedrooms and storage cupboard.

Lounge / Dining Room

This bright room has space for living and dining room furniture and views out over Hythe and door leading to the kitchen.

Kitchen

The Kitchen is accessed via the Living Room with gloss finish tiles, base level units, worktop space and tiled splashback. There is an integrated oven, electric hob with extractor hood over, a fridge and a freezer. Space for a small table and has a double window with sea views.

Master Bedroom

Generous sized double bedroom with a walk-in wardrobe, sea views and an En-Suite .

En-Suite

The En-Suite has a large curved shower cubicle with handrail, heated towel rail, WC and hand wash basin and vanity unit. Tiled walls for a bright and clean finish.

Bedroom 2

Double bedroom room with built-in mirrored wardrobe and sea views

Bathroom

Modern white finish bath with shower over bath and handrail. Wall hang WC and hand wash basin with vanity unit, heated towel rail. Tiled walls for a bright and clean finish.

Hubert Lodge – A Contemporary Sanctuary for Retire

Set within the picturesque waterfront village of Hythe, Hubert Lodge presents an exceptional opportunity for those seeking comfort, convenience, and community in retirement. This exclusive development comprises 43 elegant one and two-bedroom apartments, thoughtfully crafted just five years ago to offer modern, stylish living in a truly desirable location.

Perfectly situated within a short stroll of the vibrant Hythe High Street, residents enjoy unrivalled access to every essential local amenity. Waitrose and Lidl supermarkets, an artisan bakery, friendly florist, trusted optician and pharmacy, as well as a tempting selection of independent coffee shops and eateries, are all just moments from your door. Hythe itself is steeped in maritime history, famously home to one of Britain's longest Victorian piers, where the iconic pier train provides a charming ride to the ferry for a scenic crossing to Southampton.

Hubert Lodge epitomises both comfort and peace of mind, complemented by a welcoming sense of community. A dedicated Lodge Manager is on hand throughout the day, ensuring the smooth running of daily life and supporting residents. Social life thrives in the spacious Owners' Lounge with a calendar of regular events, from relaxed coffee mornings to lively games afternoons.

Visiting friends and family are warmly accommodated in the beautifully decorated Guest Suite, while the added bonus of guest arrangements at Churchill Retirement Living developments nationwide offers remarkable flexibility. Security is paramount, with a comprehensive 24/7 emergency Careline system, secure video entry, integrated alarm, and full fire and smoke detection all standard in every apartment.

With age criteria of 60 or over for at least one resident (and 55 or over for any second occupant), Hubert Lodge provides a peaceful retreat for those seeking an independent yet sociable lifestyle on the edge of Southampton Water.

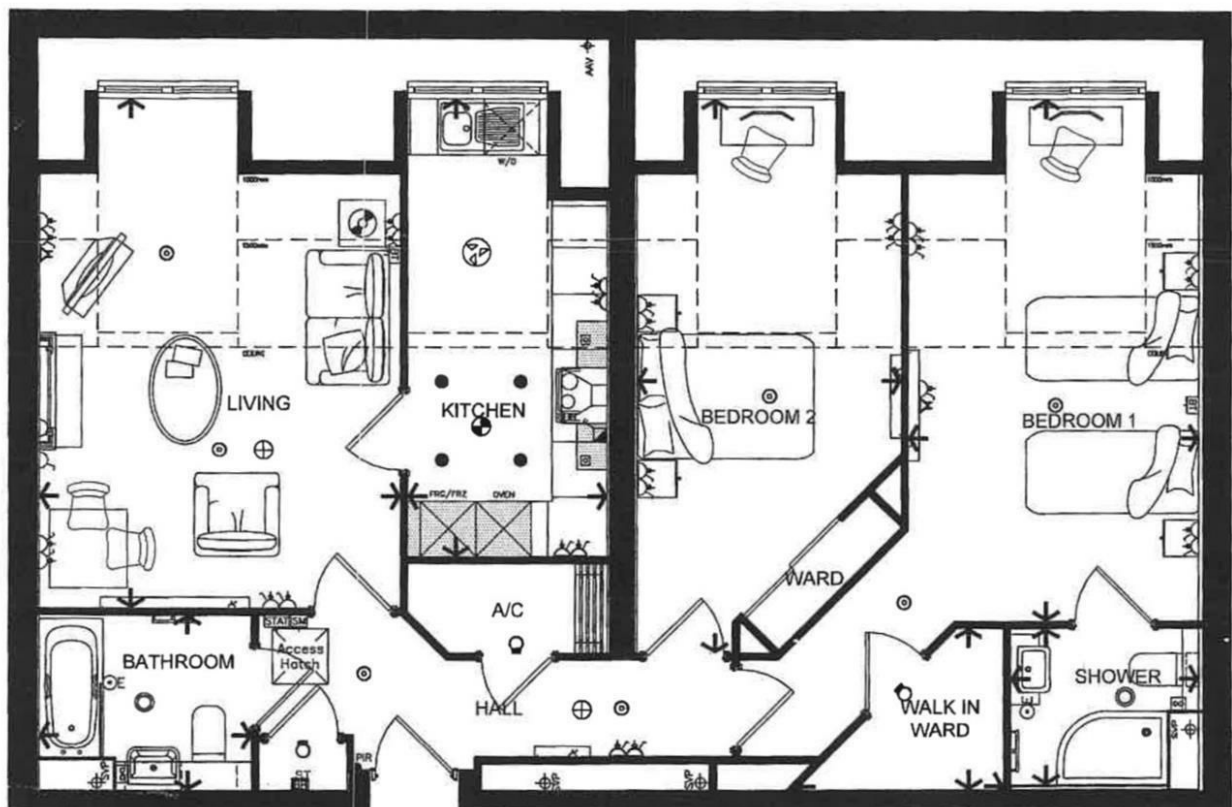
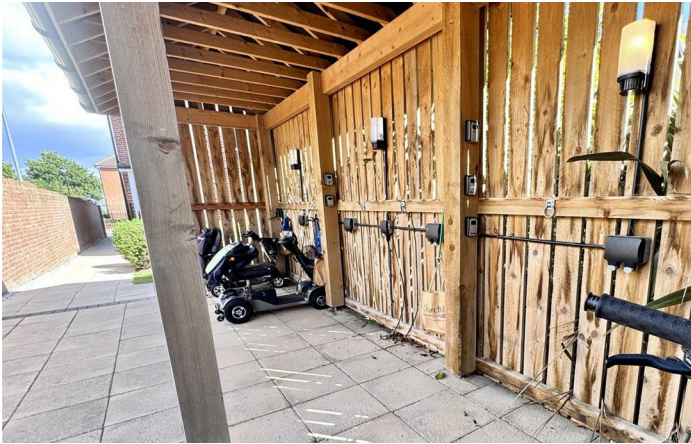
Experience retirement living at its best—book your viewing of Hubert Lodge today and discover all that this wonderful development and its superb location have to offer.







Local Authority **NFDC**
Council Tax Band **C**
EPC Rating **B**



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