

## Homeborough House, Flat 5, Brinton Lane

Hythe, Southampton SO45 6EE

- 24 Emergency Call System
- Garden
- Modern Fitted Shower Room
- Ground Floor
- Communal Lounge & Garden
- Double Bedroom
- Modern Fitted Kitchen
- Close to Hythe Village
- Electric Heating
- Over 60's

£115,000 Leasehold





### Entrance Hall

A welcoming entrance with a built-in cupboard, providing handy shelving and space for your hot water tank.

### Lounge

A bright and spacious living area with windows overlooking the rear. The room is equipped with a telephone intercom system, TV and telephone points, and an electric heater for added comfort. A patio door leads you to your own sheltered sitting out area with a flower bed. The Garden is south-east facing and is a lovely place to sit out and people watch and to view Hythe.



### Kitchen

This modern kitchen is designed for efficiency, with a range of wall and base units and ample work surfaces. It includes a stainless steel sink, a 4-ring electric hob with extractor fan, a built-in electric oven, and tiled splashbacks. There is also space available for a fridge/freezer.

### Shower Room

The modern shower room features a low-level WC, an inset wash hand basin with a cupboard below for storage, and a generous double shower unit with an electric shower. Complementary tiling and a heated towel rail enhance the space.

### Bedroom

A peaceful bedroom with a window to the rear, built-in wardrobe with hanging rail, TV point, and electric heater. Ideal for relaxation and rest.

### Communal Garden

Enjoy the well-maintained communal gardens, with expansive lawns and a pedestrian side gate offering easy access.

### Communal Lounges

The property benefits from access to a spacious and welcoming communal lounge, offering a comfortable area for residents to relax and socialise. This shared space is perfect for meeting neighbours, enjoying a quiet read, or participating in community activities, creating a sense of camaraderie within the building. It's an excellent feature for those seeking a friendly, social environment in a peaceful setting.

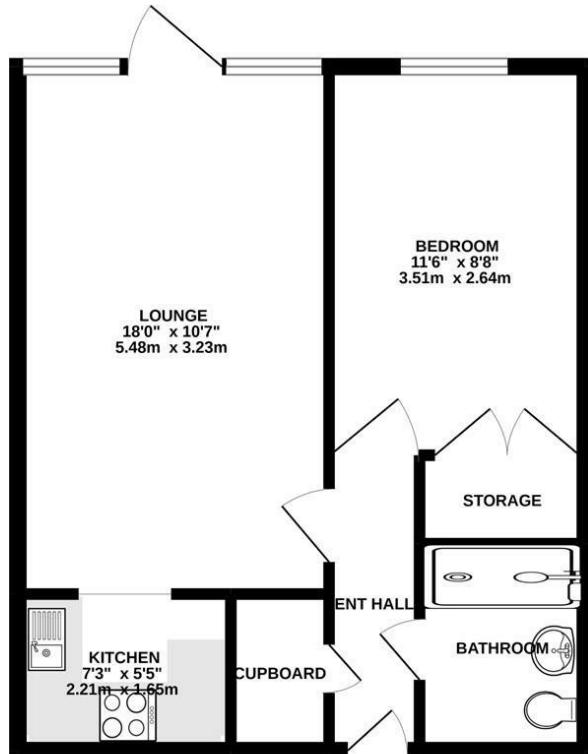




Local Authority New Forest District Council  
Council Tax Band B  
EPC Rating C



GROUND FLOOR



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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022.

**Citrine Estates Office**

7 High Street, Hythe, Southampton,  
SO45 6AG

**Contact**

023 81980 023  
[christina@citrine-estates.co.uk](mailto:christina@citrine-estates.co.uk)  
[www.citrine-estates.co.uk](http://www.citrine-estates.co.uk)

**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.