



Flat 15 Homeborough House, Brinton Lane Hythe SO45 6EE

- OVER 60's
- DOUBLE BEDROOM
- WEST FACING GARDEN
- IN HYTHE VILLAGE CENTRE
- STARTING BID £35,000
- GROUND FLOOR
- 24 EMERGENCY CALL SYSTEM
- GREAT COMMUNITY
- SOLD BY ONLINE AUCTION
- Immediate 'exchange of contracts' available

By auction £35,000 Leasehold





Entrance Hall

A welcoming entrance with a storage room, providing handy shelving and a new space-saving combi-boiler

Lounge

A bright and spacious living area decorated in light natural colours with painted walls and windows overlooking the garden. The room is equipped with TV and telephone points, and an electric heater for added comfort. A patio door leads you to your own sheltered sitting out area. The Garden is west facing and is a lovely place to sit out and enjoy fresh air, plants and some peace and quiet !

Kitchen

This lovely kitchen is designed for efficiency, with a range of wall and base units in a wood finish and ample work surfaces. It includes an electric hob and oven, microwave and tiled splashbacks.

Bathroom

The modern bathroom room features WC, a wash hand basin with a cupboard below for storage and a walk in shower. The bathroom is fully tiled providing durability and practicality.

Bedroom

A peaceful light and airy bedroom, painted in a neutral colour, with a window to the rear, including a built-in wardrobe 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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.



The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly

advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

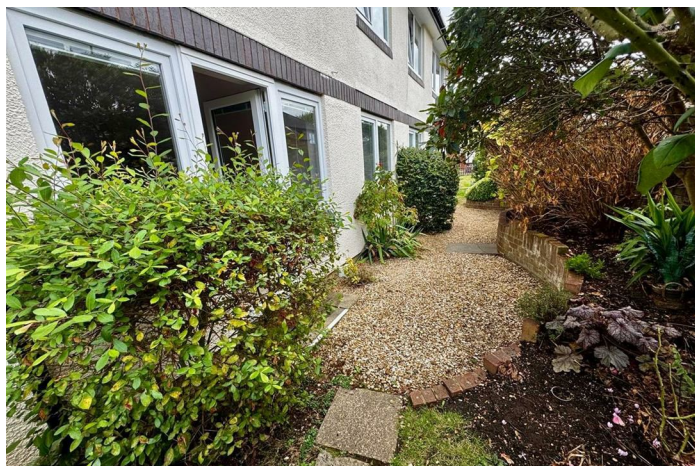
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

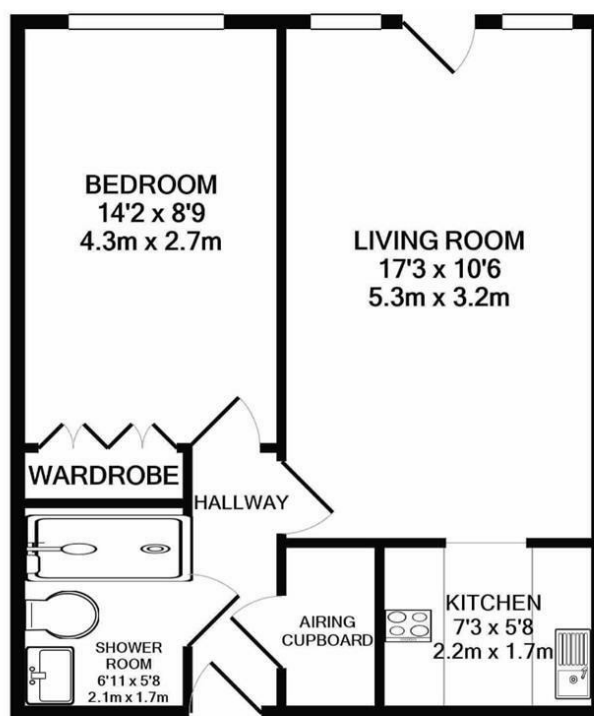
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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



Floorplan



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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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.