



## Homeborough House, Flat 4, Brinton Lane

Hythe, Southampton SO45 6EE

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

Offers in excess of £100,000 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 decorated in light natural colours with painted walls and 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. 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 an electric hob, a built-in oven, and tiled splashbacks. There is also space available for a fridge/freezer.

### Bathroom

The modern shower room features WC, a wash hand basin with a cupboard below for storage, and a bath with a shower head adapter. 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 Lounge

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  
Council Tax Band B  
EPC Rating C



### Citrine Estates Office

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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.