

Asking Price £255,000 Leasehold

1 Bedroom, Apartment - Retirement

6, Hubert Lodge South Street, Hythe, Southampton, Hampshire, SO45 6GS

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Retirement Property Specialists

Hubert Lodge

Hubert Lodge is a beautiful development on 43 one and two bedroom retirement apartments The development, which was built by Churchill Living is ideally located in the waterfront village of Hythe.

The development is ideally placed for the for the High Street, home to a good selection of shops including Waitrose and Lidl supermarkets, a bakery, florist, optician, pharmacy and several coffee shops.

Located on the edge of Southampton Water, Hythe has one of the longest piers in the British Isles with the world's oldest pier train, which runs up and down the Victorian pier to the ferry. From the end of the pier you can catch the ferry to Southampton.

Hubert Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

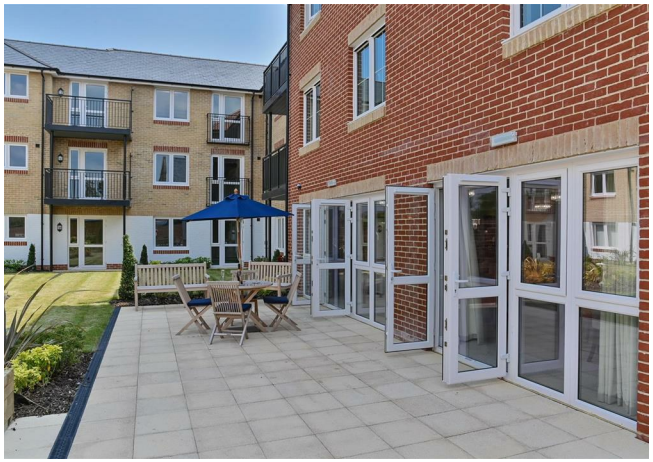
Hubert Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hubert Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Hubert Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO & GARDEN VIEWS

Enjoying a desirable south-west facing position, this delightful one bedroom ground floor apartment is presented in good order throughout. Bright and welcoming, the property is offered with vacant possession and no onward chain, making it an ideal choice for those looking to settle into their new home with ease.

The bright and airy Living Room is generous in size offering ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround and a French door opens to a patio area with lovely garden views. Dual aspect windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a walk-in wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment must be viewed!

Photos taken before tenants moved in- Currently tenanted







Features

- One bedroom ground floor apartment with patio
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped communal gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- South-West facing







Key Information

Service Charge (Year Ending 30th November 2026): £3,386.05 per annum.

Ground rent £575 per annum. To be reviewed in December 2030.

Council Tax Band C

999 lease years commencing December 2020

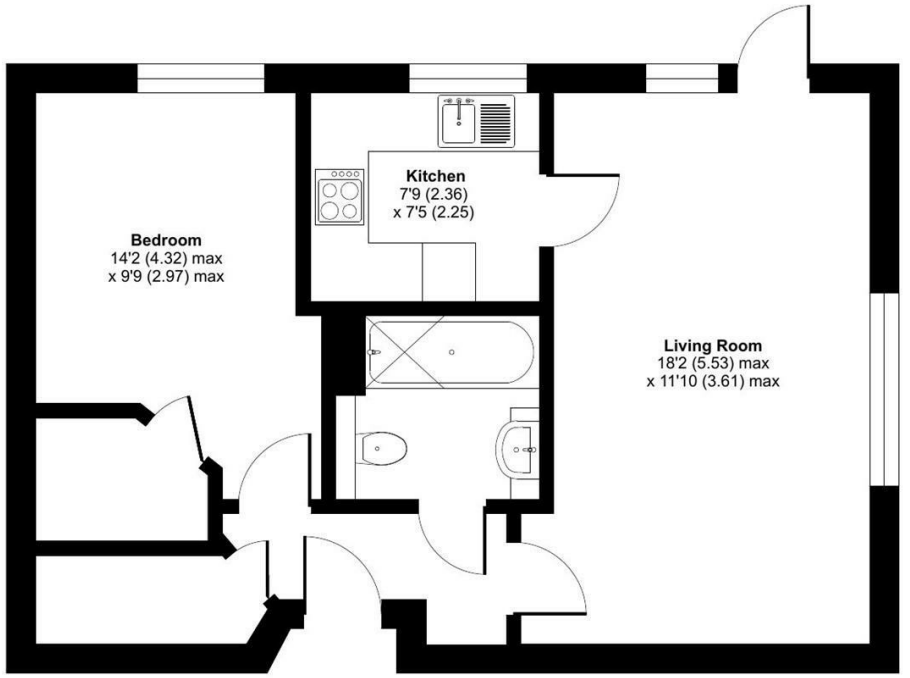
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, Air Source Heating in communal areas and in the apartment, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution towards the contingency fund.

EPC Rating: B

Approximate Area = 518 sq ft / 48.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1436243

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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