



1 bed retirement property to buy in SO45

Brinton Lane, Hythe, Southampton, Hampshire, SO45 6EE

£35,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ OVER 60's
- ✓ DOUBLE BEDROOM
- ✓ WEST FACING GARDEN
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction. Pattinsons as pleased to present this well presented, light and airy one bedroom, ground floor flat for the over 60's.

The property has recently been updated, featuring a new modern kitchen and bathroom, electric heating and new UPVC double glazing.

The property benefits from having communal lounges and gardens, perfect for relaxing and socialising. another added benefit is having a dedicated communal laundry room.

Situated in the delightful village of Hythe, this property benefits from being a stones throw away from all the local amenities, cafes, restaurants and shops. The village also hosts many events throughout the year for you to enjoy.

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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 55

Annual Ground Rent Amount: £449.00

Annual Service Charge Amount: £5,648.00

Price: Starting Bid £35,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

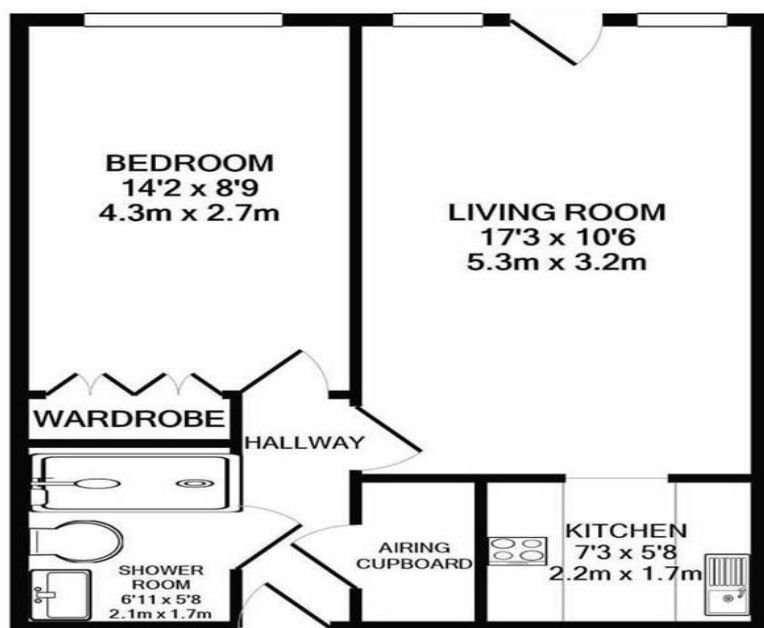
Sewerage: Standard UK domestic

Air conditioning: No

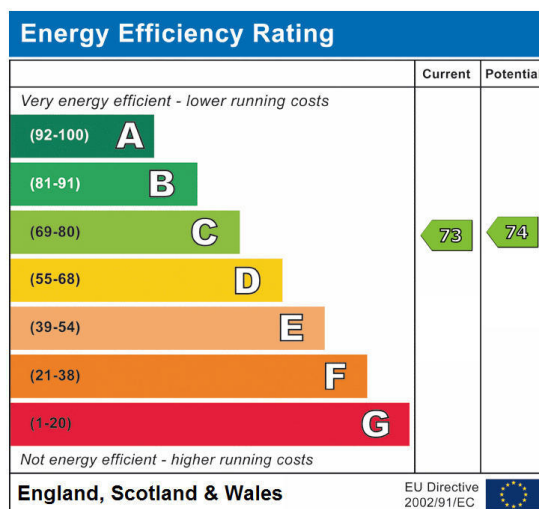
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

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
Made with Metropix ©2019



Brinton Lane, Hythe, Southampton, Hampshire, SO45 6EE

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

