



**Auction**

## 1 bed apartment to buy in SO45

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

**£70,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ CLOSE TO HYTHE CENTRE
- ✓ GROUND FLOOR
- ✓ MODERN FITTED KITCHEN
- ✓ EPC Rating C

## Key Information

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

## Description

Nestled in the centre of Hythe on Brinton Lane, this delightful property presents a unique opportunity for those seeking a tranquil yet vibrant community and the 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.

This over 60's property benefits from having communal lounges and gardens, perfect for relaxing and socialising. another added benefit is having a dedicated communal laundry room.

This flat on Brinton Lane is poised to become a wonderful home, it is decorated with neutral colours throughout offering the potential for personalisation and enhancement to suit your lifestyle. With its appealing location and the promise of a welcoming community, this property is not to be missed.

EPC Rating: C

Entrance Hall

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

Living Room

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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 57

Annual Ground Rent Amount: £450.00

Annual Service Charge Amount: £3,800.00

Price: Starting Bid £70,000

Property Type: Apartment

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

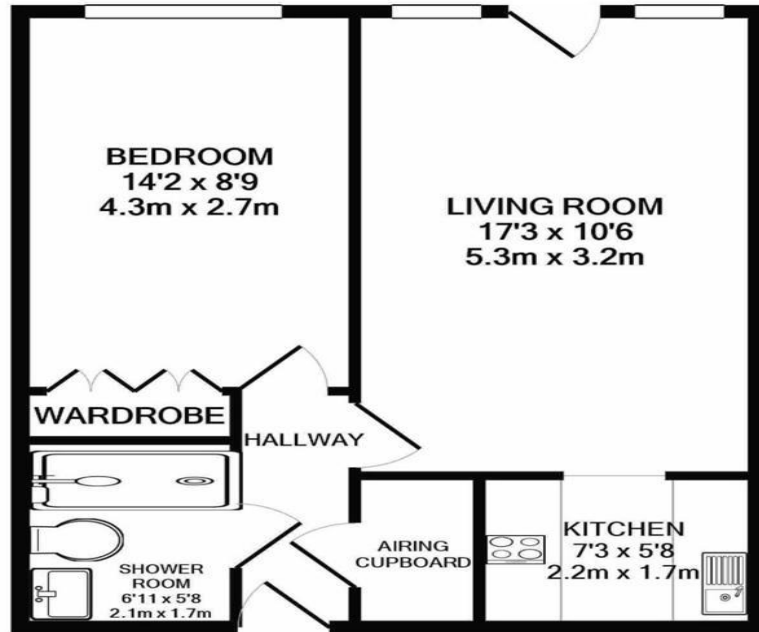
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

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  
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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 77                      | 81        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

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

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

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