



Asking Price £285,000 Leasehold

2 Bedroom, Apartment - Retirement

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



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Churchill
Sales & Lettings
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 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 of 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

DRAFT PARTICULARS - Awaiting verification from the seller

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom second floor apartment. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A large A/C is located off the lounge.

The Kitchen is accessed via the Lounge and offers a range of 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, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with walk-in wardrobe. There is plenty of space for additional bedroom furniture if required.

Bedroom Two is another good-sized room with built-in mirrored wardrobe. This room could be used as a Study or Hobby room.

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

Call us today to book your viewing at Hubert Lodge!



Features

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



Key Information

Service Charge (Year Ending 30th November 2025):
£5,243.30 per annum.

Ground rent £625 per annum. To be reviewed in December 2030.

Council Tax Band C

999 lease years commencing December 2020

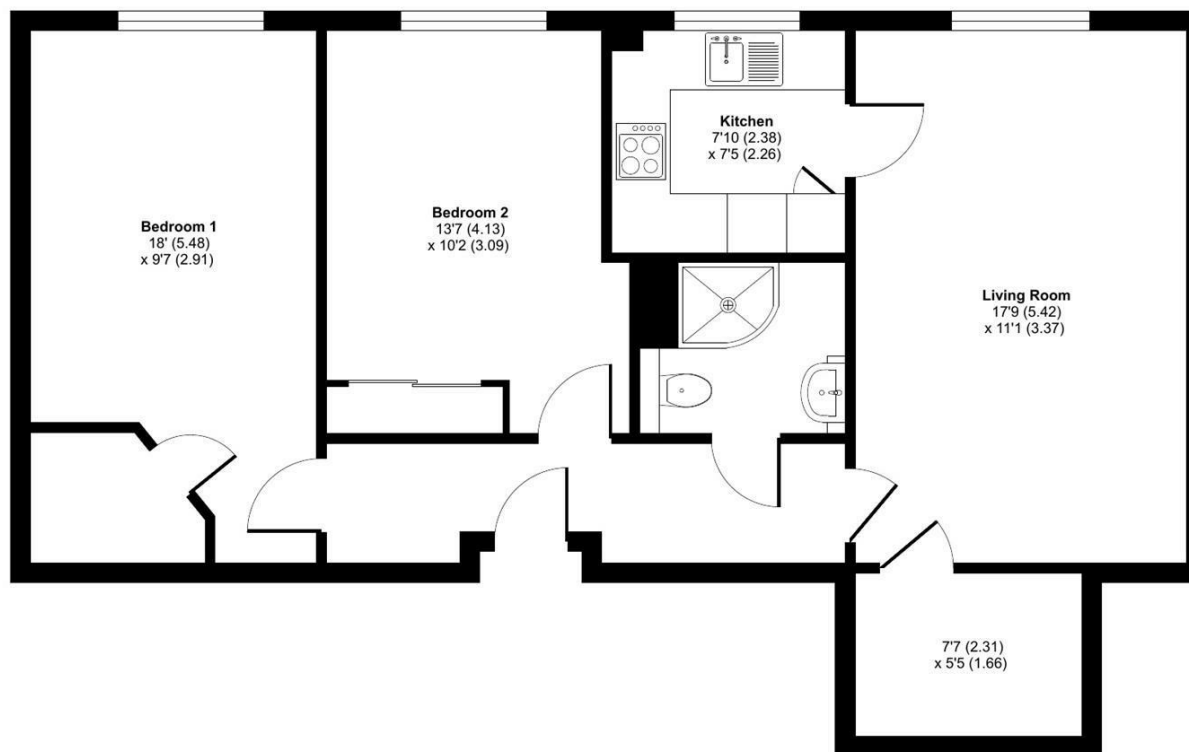
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B

Approximate Area = 730 sq ft / 67.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1181812

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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