



£1,450 PCM

1 Bedroom, Apartment - Retirement

6 Hubert Lodge, 2 South Street, Hythe, Southampton, SO45 6GS



0800 077 8717



lettings@churchillsl.co.uk



churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

2

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.



0800 077 8717



lettings@churchillsl.co.uk



churchillsl.co.uk

Property Overview

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to Hubert Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property is conveniently located near the Owners Lounge and Entrance and is presented in good order throughout.

The 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 the owners private patio with garden views as well as providing 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 are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Hubert Lodge!



0800 077 8717



lettings@churchillsl.co.uk



churchillsl.co.uk

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 of the Guest Suites at all Churchill Living developments across the country
- Rent includes water & sewerage rates, heating & Careline system



Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax Band B

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.

LANDLORD PAYS: 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.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

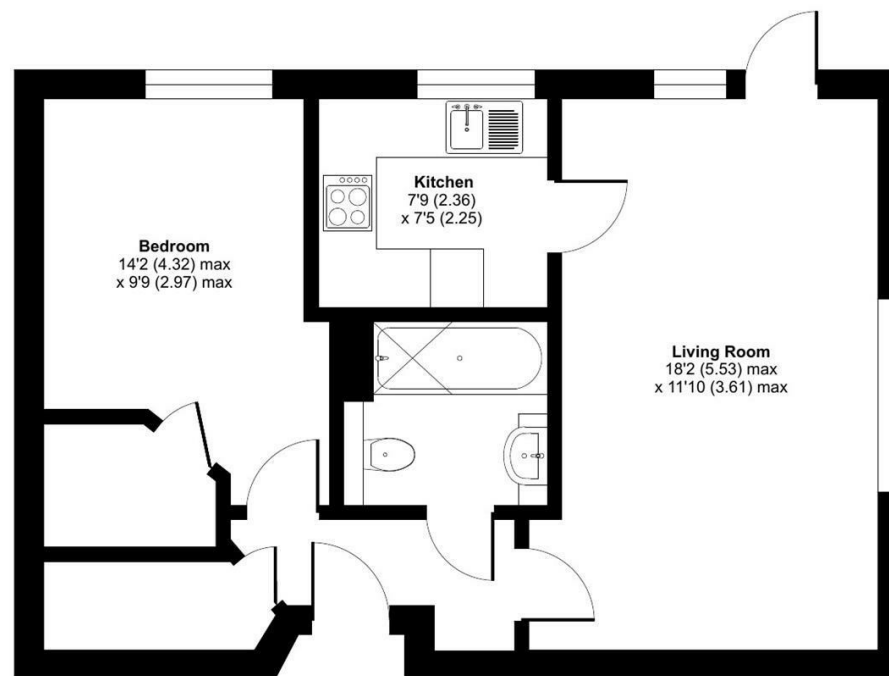
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



Approximate Area = 518 sq ft / 48.1 sq m

For identification only - Not to scale



GROUND FLOOR

EPC Rating: B



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.

0800 077 8717

lettings@churchillsl.co.uk



churchillsl.co.uk



 **0800 077 8717**

 lettings@churchillsl.co.uk  churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists