

Asking Price £349,950 Leasehold

2 Bedroom, Apartment - Retirement

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

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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 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.

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.

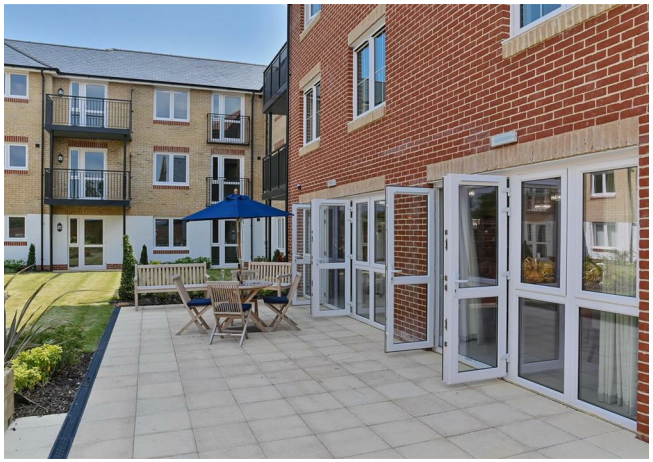
A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

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

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

This delightful two bedroom, two bathroom ground floor apartment is beautifully presented throughout and offers spacious, well-designed accommodation. Ideally located close to the Owners' Lounge and main entrance, it provides both comfort and convenience within the development.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a patio area, and 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, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double bedroom featuring a walk-in wardrobe and ample space for additional bedroom furniture. The en-suite shower room is fitted with a curved shower enclosure, WC, wash hand basin and a heated towel rail.

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

The Bathroom offers a bathtub with overhead shower and a handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

This apartment must be viewed!





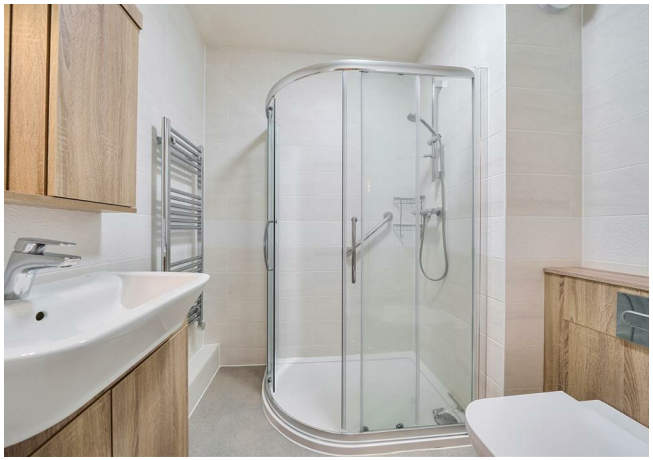


Features

- Two bedroom ground floor apartment with patio
- 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 the Guest Suites at all Churchill Living developments across the country.
- South-East facing







Key Information

Service Charge (Year Ending 30th November 2027): £5,079.07 per annum.

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

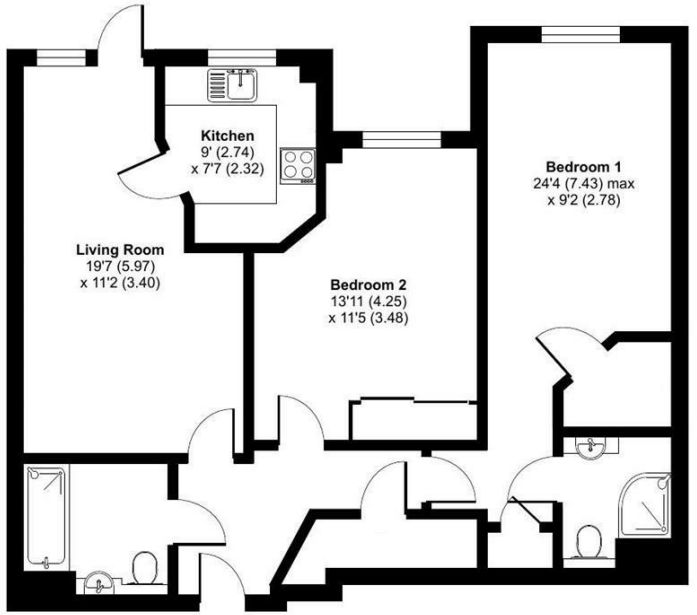
Council Tax Band C

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.

Approximate Area = 831 sq ft / 77.2 sq m
For identification only - Not to scale



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: 1548493

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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