



## Beach Hut 101 | Old Hunstanton Beach | Norfolk



**Elevated Beach Hut centrally positioned within the dunes of Old Hunstanton Beach, close to Café, RNLI Lifeboat Station and conveniences. Short walk to large car park and Hunstanton town.**

***Recently benefitted from new composite veranda  
& external decoration.***

**Guide Price £29,950**

Folio: O/152ts



**Hunstanton** is traditional Victorian seaside town situated on the North West Norfolk coast. The town provides a range of amenities including eateries, supermarkets, independent retailers and funfair along the promenade. Old Hunstanton beach, famous for its red & white chalk sandstone cliffs, is a delightful sandy beach with a range of beach huts tucked away within the dunes. Being the only West facing resort on the East coast, spectacular sunsets can often be witnessed across the Wash. **No. 101** is an elevated timber beach hut with corrugated roof situated amongst other beach huts close to the beach café and RNLI lifeboat station. There is a newly fitted composite veranda to the front with steps leading up and fitted base units internally - GIA 12' x 8' 11" (3.66m x 2.72m). There are also large car parks & public conveniences nearby. Considered ideal for families, this would make an ideal base for family days out at the beach.



**Annual Licence** Subject to annual licence & annual licence fee. Enquiries indicate this to currently be £315 inc VAT

**Transfer of Ownership Fee** The purchaser will be liable for a 'Transfer of Ownership' fee to the land owner (Le Strange Estate). Enquiries indicate that this is currently £3,500 inc VAT

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



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