



Hut 278

DenisonS

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# Hut 278

Mudford Sand Spit, Christchurch, Dorset, BH23 4AB

£430,000

Situated at the Hengistbury Head end of the sand spit, occupying a commanding position with open views over Holloway Dock and The Harbour. At the rear of the hut there is access to the beach with views from the hut. Hut 278 is larger than the average size hut measuring around 16 x 12 Feet and is constructed of cedar. The hut enjoys a position with space around and has an adopted garden to one side. The inside is open with sleeping on the ground floor for 5 people with the loft mezzanine area catering for another 2. The kitchen area includes a bottle gas cooker, a 12vlt fridge and sink area with a foot water pump. This is a comfortable character hut offering charm and space around. The sale is for the hut and transfer of the license. The purchase price includes the transfer fee for the license for the site on which the hut occupies. Denisons Estate Agents handle the license transfer, sale and purchase process. We do advise any interested parties to read the Information in the handbook. 'Mudford Sandbank Beach Hut handbook' <https://www.denisons.com/services> Annual License fee £4,000 Council tax £630

Elevated position.

Sleeps 7.

12vlt Solar panel.

Views over Holloway Dock and Harbour.

Boat/Kayak storage.

Space around.



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