

property matters

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Muddeford Spit

£185,000 Leasehold

**HARBOUR SIDE BEACH HUT
STUNNING VIEWS
EASY ACCESS TO FERRY
CLOSE TO AMENITIES
SLEEPS UP TO 6 PEOPLE
SOLAR PANELS
MODERN STYLE KITCHEN**



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Situation

Located on the extremely popular Mudeford Sand Spit this particular beach hut is in close proximity to the amenities block which offers toilets and residents shower facilities. The Beach House restaurant and shop are also within easy striking distance and the hut is ideally situated for easy access to the ferry.

Mudeford Sand Spit can be accessed from Hengistbury Head where there are beautiful beachside, cliff top and harbour side pathways and walks or there is the land train which runs on a regular basis. Access can also be gained via the Mudeford ferry which runs seasonally weather permitting.

Description

This attractive beach hut has sleeping facilities for up to 6 people having the benefit of a mezzanine sleeping area. There is a modern style kitchen area with gas cooker and fridge, two fitted sofas and double doors leading out onto the sun deck which offers stunning views over Christchurch Harbour and having a westerly aspect will benefit from glorious sunsets.

The hut is ideally located for easy access to the ferry and has recently fitted solar panels which provide electricity.

An early internal viewing is strongly advised to appreciate the position and views that this hut has to offer.





Services

We understand that gas is supplied via Calor Gas bottles and the electricity is supplied by solar panels.

Local Authority & Council Tax Band

Christchurch Borough Council.

Council tax approx. £500 pa.

License fee of approx. £2000 pa.

Postcode – BH23 4AB



Viewing – Strictly by Denisons

Accommodation

See floor plans

Living/Sleeping/Kitchen Area 14' 5" x 9' 3" max (4.39m x 2.82m)

Mezzanine Sleeping Area 14' 5" x 9' 3" max measurements with restricted head height (4.39m x 2)

Directions

If arriving by ferry to the Spit the hut is almost directly ahead from exiting the pontoon. If arriving by foot or land train walk along the harbour's edge and the hut can be found before reaching the Beach House restaurant and almost opposite the ferry access.

Ground Floor



First Floor

