



9 West of Shopsdam Road

Lancing Beach, Lancing, BN15 8ES

Offers over £25,000

Freehold Council Tax Band

James & James Estate Agents are delighted to bring to the market this high specification beach hut built just four years ago with plastic cladding giving greater protection from the elements.

Situated in a prime location near to Lancing sailing club.

Located just off Shopsdam Road, the property benefits from being just a short stroll to the ever popular Perch Cafe having easy access to the public toilet blocks adjacent to the sailing club.

Please note, any perspective purchaser must be a resident of either East or West Sussex.

Circa £500 annual licence fee.

BEACH HUT

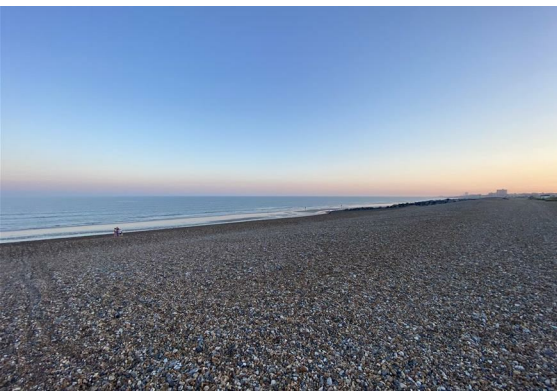
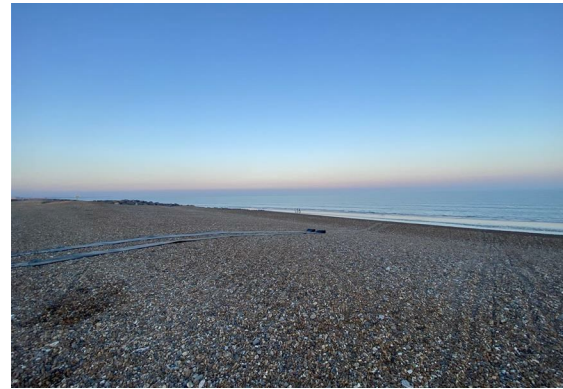
CLOSE TO LANCING SAILING CLUB

CLOSE TO THE PERCH CAFE

CLOSE TO PUBLIC TOILETS

SUSSEX RESIDENTS ONLY





Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.