



Beach Hut 40 West Beach | | Shoreham-By-Sea | BN43 5LF





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Offers In Excess Of £35,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS BRAND NEW BEACH HUT SITUATED ON THE BEACH AT WIDEWATER LAGOON.

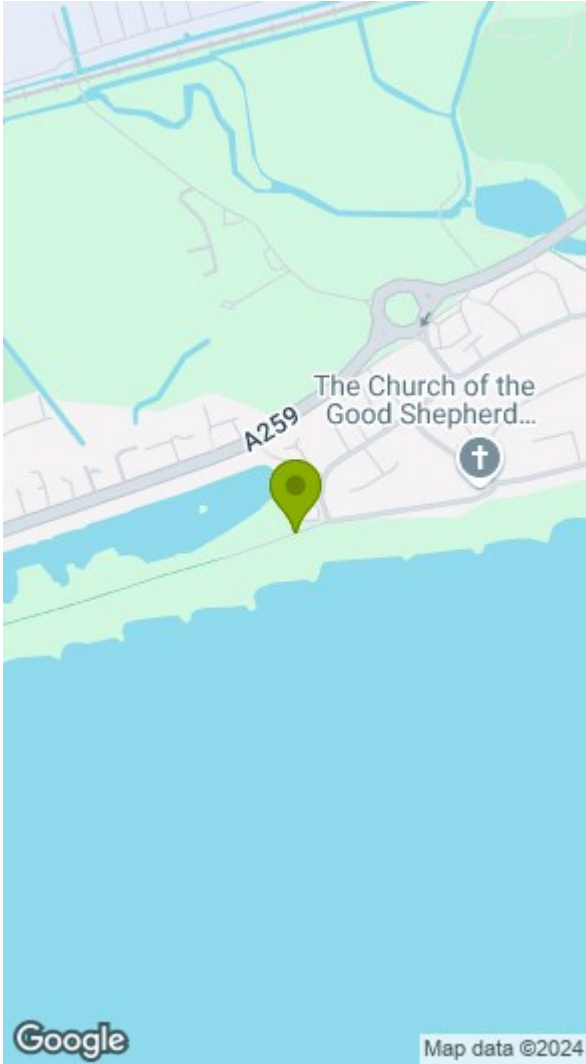
SOLD UNDER LICENSE VIA LANCING PARISH COUNCIL, RENEWED ANNUALLY AT CIRCA. £400.00.

AVAILABLE TO SUSSEX RESIDENTS ONLY.

PLEASE CALL TO VIEW 01273 461144

- BRAND NEW BEACH HUT
- WIDEWATER LAGOON
- LARGE CAR PARK TO THE REAR
- SECLUDED POSITION
- CLOSE TO REFRESHMENTS KIOSK & FACILITIES
- STUNNING LOCATION
- AVAILABLE IMMEDIATELY
- SOLD UNDER LICENCE VIA LANCING PARISH COUNCIL
- SUSSEX RESIDENTS ONLY
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Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	