



Beach Hut 40 Beach Green | | Shoreham-By-Sea | BN43 5YE

**WB**  
WARWICK BAKER  
ESTATE AGENT



## Beach Hut 40 Beach Green | | Shoreham-By-Sea | BN43 5YE

£39,999

\*\*\* £39,999 \*\*\*

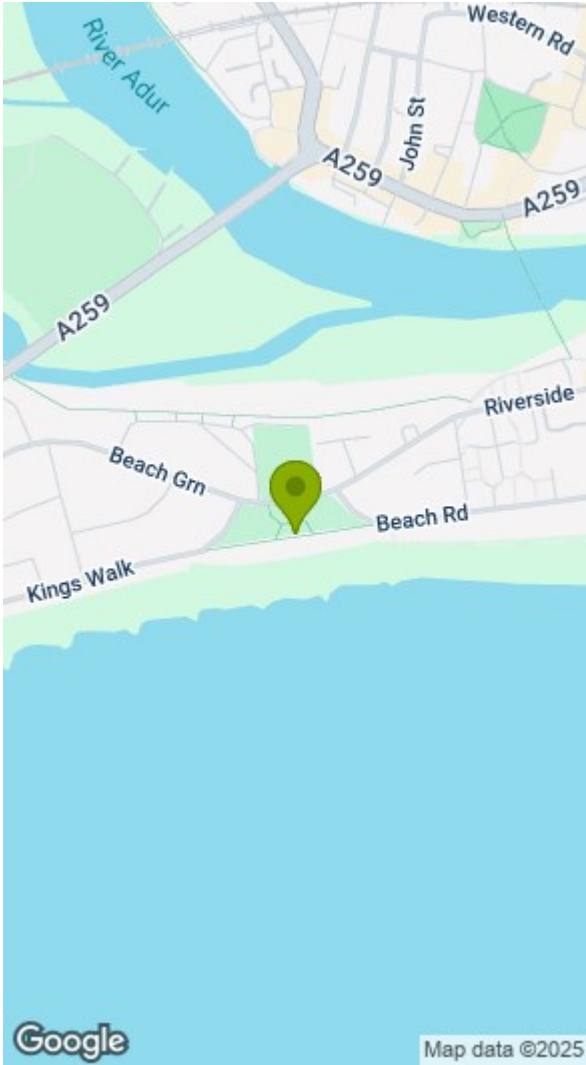
WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS RARELY AVAILABLE BEACH HUT MEASURING 14'6" x 7'9", SITUATED ON SHOREHAM BEACH. THIS CHARMING RETREAT BOASTS STUNNING, UNOBSTRUCTED SEA VIEWS THAT YOU CAN ENJOY FROM THE COMFORT OF YOUR BEACH HUT.

THIS IS A LARGER THAN AVERAGE BEACH HUT WITH LOFTED ROOF SPACE, IDEAL STORAGE FOR SURF BOARDS, BENEFITTING FURTHER FROM A SOLID CONCRETE FLOOR.

- LARGER THAN YOUR AVERAGE BEACH HUT
- BEACH GREEN, SHOREHAM
- PARKING IS OPPOSITE
- LOFTED ROOF SPACE
- IDEAL FOR SURF BOARD STORAGE
- SOLID CONCRETE BASE
- PRIME SHELTERED LOCATION
- AVAILABLE FOR IMMEDIATE TRANSFER
- CALL NOW
- 01273 461144

**14'6" x 7'9" (4.43 x 2.38)**  
Height of beach hut:- 2.56m ( 8'4" )





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