



STRATTON OAK ESTATES

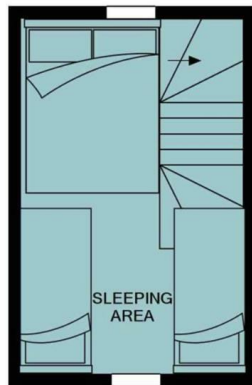


Beach Hut 259 Mudeford Sand Spit, Hut 259, Mudeford, BH23 4AB

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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GROUND FLOOR
APPROX. FLOOR
AREA 12.3 SQ.M.
(133 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 12.3 SQ.M.
(133 SQ.FT.)

TOTAL APPROX. FLOOR AREA 24.7 SQ.M. (266 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- Beach Hut 259 is set in one of the most enviable positions on Mudeford Spit.
- Offering stunning views to the south towards Hengistbury Head as well as Christchurch Harbour and the historic Priory Church to the west.
- Just a short stroll to the newly opened eateries offered on the Spit.
- Newly built in 2017, and has been maintained to a high standard.
- Great kitchen area with stone work tops, appliances and a new fridge / freezer.
- Versatile living area with options for dining or additional sleeping quarters.
- Mezzanine sleeping area with space for two doubles or a double and two singles.
- A must see to fully appreciate.

Set in one of the MOST ENVIABLE POSITIONS on Mudeford Spit enjoying OPEN OUTLOOK on 3 SIDES with GREAT VIEWS of The Isle Of Wight, Hengistbury Head and Christchurch Harbour. The beach hut was NEWLY BUILT IN 2017 to exacting standards. Generous living and sleeping accommodation over 2 floors. A rare opportunity not to be missed.



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

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

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.