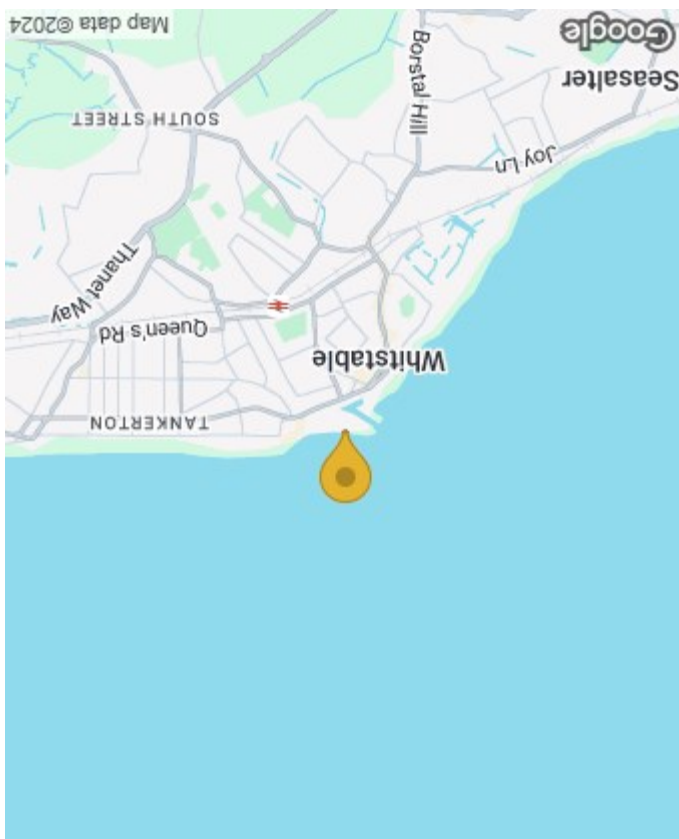




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not environmentally friendly - higher CO2 emissions	



Beach Hut 7 Harbour Beach Whitstable, CT5 1AB



Working for you and with you

## Beach Hut 7 Harbour Beach Whitstable, CT5 1AB

Situated on favoured Harbour Beach, with uninterrupted panoramic views along the picturesque coastline, this seaside retreat offers a perfect vantage point to watch the world go by with an ever changing and captivating vista.

The spacious decked veranda is an ideal place for rest and relaxation; the infinite expanse of sea and sky stretched out in front of you with the waves rolling gently onto the shore and the evening sky offering a superb opportunity to experience absolutely spectacular sunsets.

A light and bright smart interior has been thoughtfully styled to create a comfortable haven complete with bespoke storage, Susie Watson designed soft furnishings and beach friendly furniture, all included in the sale.

Within a stroll of the harbour and vibrant high street with its array of trendy independent retailers, superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes, this attractive beach hut is perfectly located for you to embrace and enjoy all that this delightful seaside town has to offer.

**£65,000**



### Location

An ideal location for ease of access, no need to negotiate the pebble beach when arriving with picnics, shopping or beach equipment.

### Beach Hut Interior

10'5 x 9'10 (3.18m x 3.00m)

Upvc double glazed window to the back of the hut with interior plantation shutters and exterior timber shutters. Two fully glazed doors to the front (with shutters), ensure that when comfortable and cosy inside on a winter's day or a breezy evening, there is still a view of the sea. Mezzanine floor with access ladder. An array of attractive, bespoke storage. Two ring gas cooker and gas bottle. Selection of good quality beach furniture together with additional contents included in the sale.

### Decked Sun Terrace

12'10 x 9'2 (3.91m x 2.79m)

The enclosed sun terrace is a wonderful asset for ensuring young children and pets are safe and a great setting for al fresco dining and entertaining family and friends.

### Secure Storage

Secure under hut storage, useful for an array of beach equipment; canoes, surfboards, etc.

### Licence Fee & Parking Permit

We understand the Licence Fee is a monthly payment IRO £375 per month which also includes a parking permit, a rare and valuable asset.

### Agent's Note

We understand the hut is fitted with a solar panel and battery - we also understand it is likely only the battery requires some attention and when fully operational it is an asset for plugging in cool boxes etc.

### Nearby Facilities

Whitstable castle and tea rooms, approximately 10 minutes' walk.

The mainline railway station providing fast and frequent links to both London St Pancras & London Victoria (approx 15 minutes on foot - 0.7 miles).

Public amenities are available on Harbour Street, a few minutes on foot.

The A299 is easily accessible providing access to the A2/M2.

### Viewings

Flexible viewing options, 7 days a week.

