

Beach Hut 26 Beach Green | | Shoreham-By-Sea | BN43 5YE





## Beach Hut 26 Beach Green | | Shoreham-By-Sea | BN43 5YE

£39,950

\*\*\* £39,950 \*\*\*

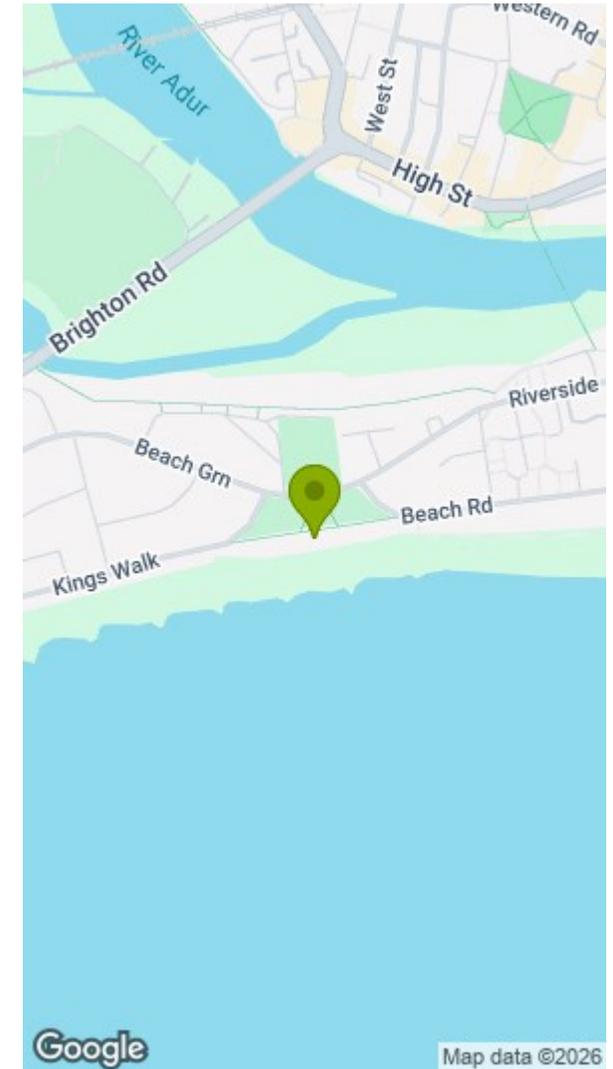
Warwick Baker Estate Agents are proud to present an exceptional opportunity to own a rarely available beach hut on Shoreham Beach, where you'll enjoy breathtaking, unobstructed sea views. This beautifully restored beach hut has been meticulously upgraded with a brand-new roof and double-glazed internal doors, ensuring you can appreciate the stunning vistas regardless of the weather.

Perfectly situated just a short stroll from the footbridge and with convenient parking available at Beach Green, this beach hut is a charming oasis for relaxing and unwinding by the sea. The annual licence fee is £661, payable to Adur District Council—a small price for your piece of paradise!

Seize this unique opportunity to own a slice of coastal bliss. Call us today at 01273 461144 to schedule your viewing! Don't let this chance slip away!

- STUNNING ONE OF A KIND BEACH HUT
- EXCELLENT CONDITION
- CALL NOW
- BEACH GREEN, SHOREHAM
- NEW ROOF
- 01273 461144
- PARKING IS OPPOSITE
- PRIME SHELTERED LOCATION
- DOUBLE GLAZED PATIO DOORS
- AVAILABLE FOR IMMEDIATE TRANSFER





**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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(54-68) D				(54-68) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	