



Price Guide £47,500
Shingle Walk, East Wittering PO20 8DB





Rarely available in this area, a Beach Hut of timber construction with a pitched and felted roof standing on a concrete base. The hut is located on a quiet section of East Wittering beach in front of the highly desired 'Coney-Six' private estate. Inside the hut there is a pitched roof, a curtained off changing area and internal wooden glass doors allowing for use in adverse weather.

The owners of the beach huts own the freehold of the beach huts area on the beach with the beach huts being held on the remainder of a 99-year lease from April 2002. There is vehicular access via a locked gate and the hut has the non-exclusive use of 2 car parking spaces. Please note the beach area has full public access.

There is an annual service charge payable of £100 from 1st January 2026 - 31st December 2026. It is zero rated for council tax.

There is a communal water tap on site for the use of Beach hut owners supplying fresh drinking water.







Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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