



Beach Hut R17 | PO11 9HW | £17,000

GEOFF
 **FOOT**
ESTATE AGENTS LTD

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Viewing is highly recommended for this Beach Hut in R section, towards West Hayling, close to the pink vending Hut, selling Ice Creams and drinks, with ample tables and chairs. The Hut is located with extensive grassland in front, offering a great play area and some privacy without huts being too close to each other. The front of the Hut is west facing so enjoys afternoon and evening sun, looking out seaward to the I.O.W. Convenient to parking area, which is pay & display. The fun Fair and Inn on the Beach are a short walk away.

- **West facing Beach Hut in R section.**
- **Only 3 Huts back from shoreline.**
- **Extensive grass area frontage.**
- **Fitted work surface with built in storage cupboards.**
- **Fitted benches with lift-up lids, storage beneath.**
- **Convenient to Fun Fair and Inn on The Beach.**
- **Benefits from afternoon and evening sun.**
- **Close to Pink Ice cream & Tea's Vending Hut with seating.**
- **Nearby parking (pay & display)**
- **Views across to the I.O.W.**

Leasehold | | Council Tax Band:

The accommodation comprises:

License payable from 1st April 2025 to March 31st 2026.

Charges for residents of Havant Borough Council £1038 per annum.

Separate charges for Non-residents £1536.

***VIEWING BY APPOINTMENT ONLY WITH GEOFF FOOT
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IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

