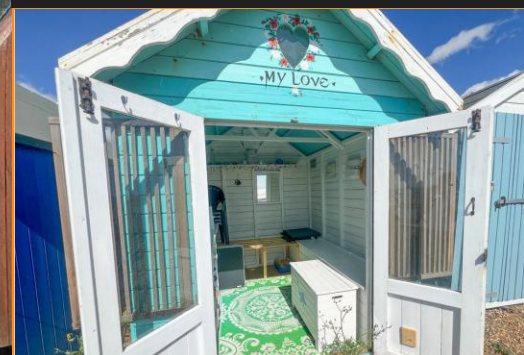




Beach Hut 1012, Cliff Lands, Felixstowe

£49,500

An elevated front row 'premium' beach hut with stunning panoramic sea views located in a very secluded and quiet area at Brackenbury Cliffs in Old Felixstowe, close to Felixstowe Ferry Golf Club and Cliff Lands Pay & Display car park.

This beautiful beach hut measures 7'11 x 6'11".

The hut is sold with some of the contents available for negotiation with the owner, however it does come equipped with calor gas stove, fitted bench with storage within, chairs, paintings and wooden slatted seating which can store items above also or be used as seating. The hut has triple combination locks on the outside and has wooden 'shutters' with double opening doors within.

There are magnificent unobstructed sea views from this elevated position, and the hut is very secluded and in a quiet area. It is situated within close proximity to Felixstowe's New Golf Club house which opens in September 2026. There is also parking close by at Cliff Lands Pay & Display car park.

INITIAL SET UP FEE

As with the purchase of any beach hut in Felixstowe or the East Suffolk area, purchasers will be required to pay a one-off initial transfer of licence fee for the ownership of the hut, which for the year 2026/27 is £802.23. This amount will be invoiced to the new owners of the beach hut by the Local Authority subsequent to completion of the purchase.

LICENCE FEE

The licence fee for the year 1st April 2026 to 31st March 2027 has been paid to the Local Authority by the vendors.

NATIONAL NON-DOMESTIC RATES At present there is a 100% relief on beach huts, however this relief is only applicable if a purchaser is not already claiming small business rate relief on a small business. If an applicant is not applicable for small business rate relief, then the approximate cost per annum would be in the region of £300.



