



Price Guide £47,500  
Shingle Walk PO20 8DB

**BAILEYS**



#### **The Hut**

A Beach Hut of timber construction with a pitched and felted roof and concrete base, positioned on a popular section of East Wittering beach in front of the highly desired 'Coney-Six' private road. Inside the hut there is a pitched roof, a curtained off changing area and internal wooden glass doors allowing for use in adverse weather.

#### **Tenure**

The beach hut is held on the remainder of a 99-year lease from April 2002. The area owned by the beach hut owners has 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.

#### **Service Charge**

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

#### **Services**

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.

17 Shore Road, East Wittering, West Sussex, PO20 8DY  
01243 672217  
[info@baileys.uk.com](mailto:info@baileys.uk.com)  
[www.baileys.uk.com](http://www.baileys.uk.com)

