



**MARVINS**  
ESTATE AGENTS



## 4 GURNARD BAY, GURNARD, PO31 8LD

PRICE £35,000

A rare opportunity to acquire this well located pretty beach hut, which was completely rebuilt in 2016, in the sought after area of Gurnard Bay with stunning views over the Solent to the mainland shore and beyond. Gurnard Sailing Club is conveniently located near by. This beach hut offers a wonderful place to sit, relax and enjoy fantastic summer days and spectacular sunsets from this unique vantage point. Viewing is by appointment.

### COWES OFFICE

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### THE BEACH HUT

7'5" x 7'3" (2.26m x 2.21m)

Clad in hardie board and shingle tiled roof. Double doors. Tongue and groove cladding inside. Built in floor cupboards and drawer unit and work tops. Wall cupboard.


### TENURE


Yearly lease cost £1293.78 per annum.

Approximate legal costs to IWCC £450.00 + VAT for the signing up of a remainder of Lease. 10 Years from 2019.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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