




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£35,000

16 Pages Parade South Cliff, Bexhill-on-Sea, East
Sussex TN39 3EE

 0 Bedroom

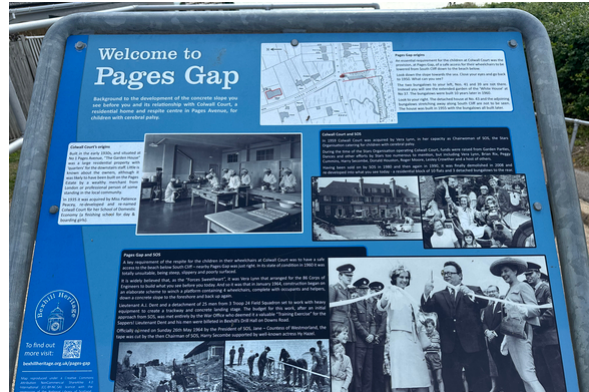
 0 Bathroom

 1 Reception



AT A GLANCE...

This beautiful timber-built beach hut on Pages Parade that measures 7' 9" x 6' and has a covered canopy and decking to the front. There is a slight elevation to the beach hut, which is located in a quiet area overlooking the seafront promenade. A breath taking view extends out to sea, across Beachy Head, and across the South Downs. The beach hut is situated on privately owned land, and an annual licence fee is payable to the landowner. The current fee is £485. Private access (via a locked cupboard) to a water tap is available at the end of the parade of beach huts. A separate water rate is charged annually which was £10 for the year 24-25. The beach hut is eligible for business rates but benefits from small business rate and transitional relief so nothing is payable. (This year's account is available on request).



Key Features:

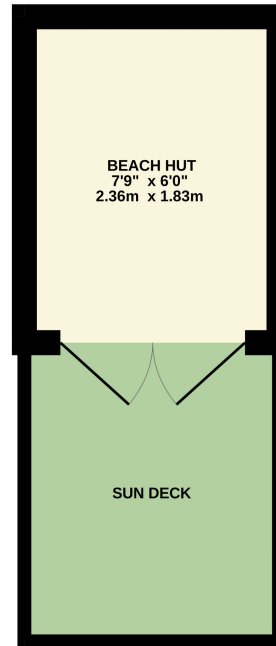
- Beautiful Beach Hut On Pages Parade
- Adjacent To A Slip Way On South Cliff
- Stunning Views
- Highly Desirable & Peaceful Location
- £485.00 Annual Licence Fee
- £10 Annual Water Rates Applies

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GROUND FLOOR
46 sq.ft. (4.3 sq.m.) approx.



TOTAL FLOOR AREA : 46 sq.ft. (4.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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