



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£38,500**

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

 0 Bedroom

 0 Bathroom

 1 Reception







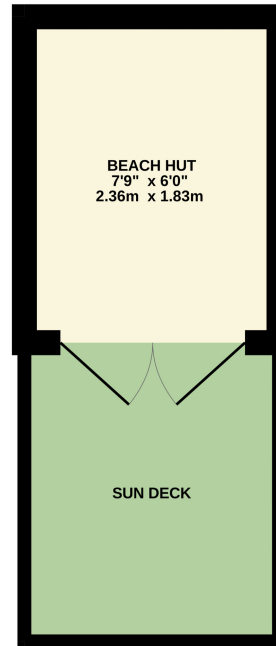
## AT A GLANCE...

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).

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East Sussex, TN39 3EE

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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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