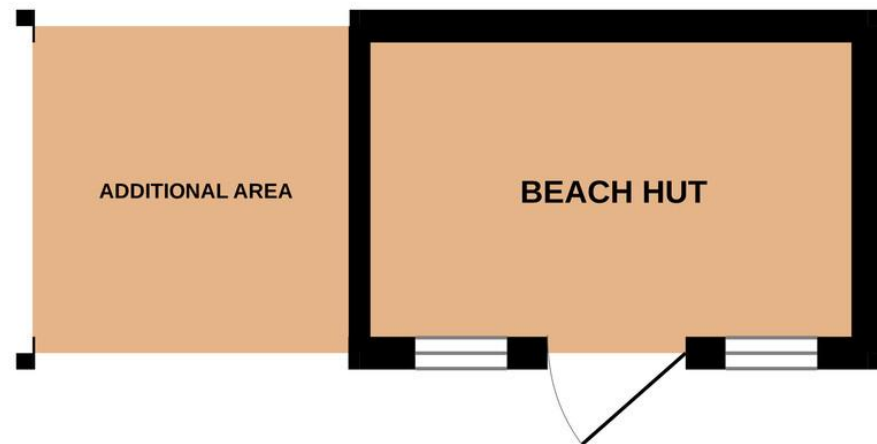


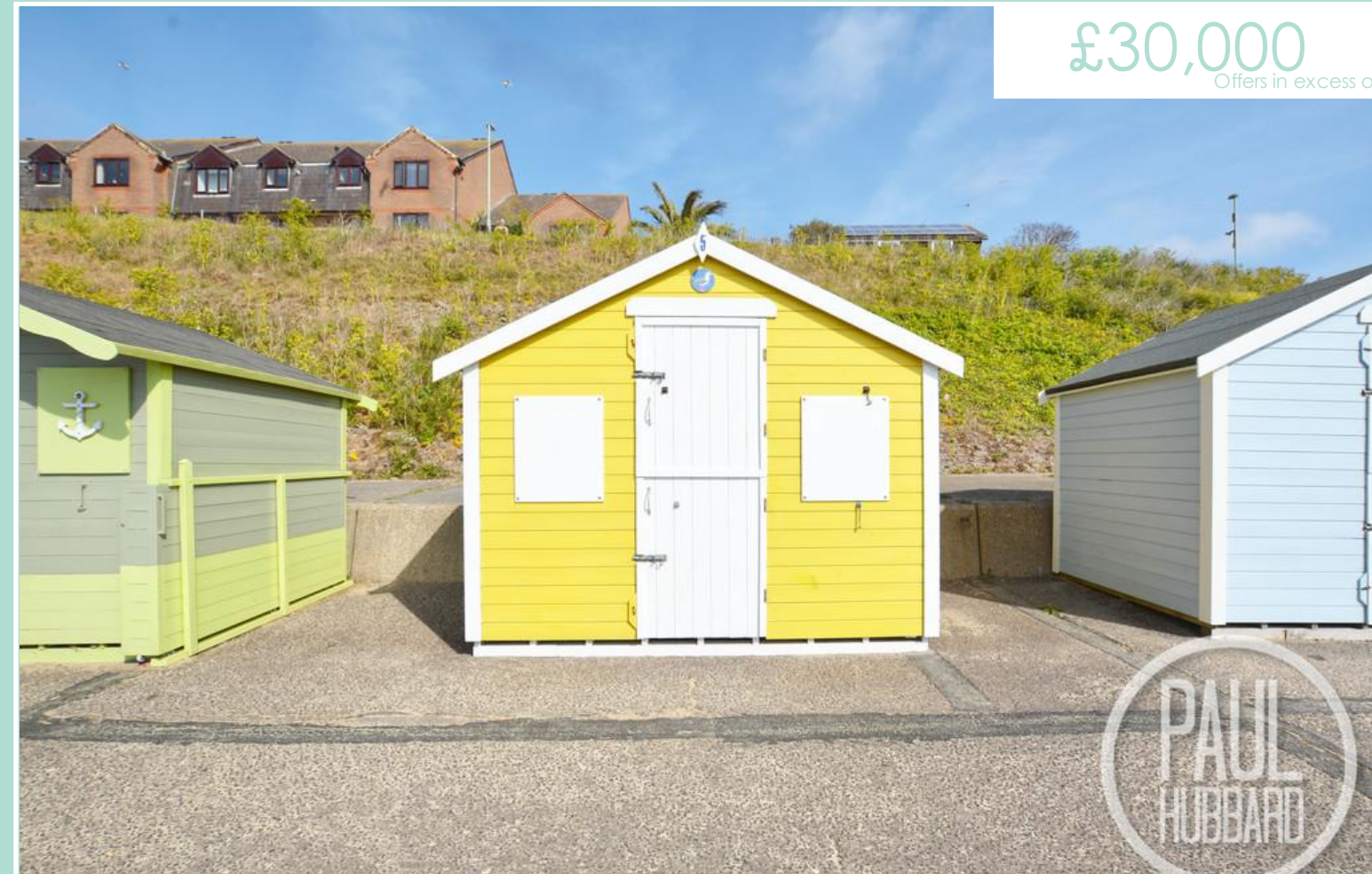
£30,000  
Offers in excess of

**Tenure:** Leasehold  
**Council Tax Band:**  
**EPC Rating :** 'TBC'  
**Local Authority:**

GROUND FLOOR  
89 sq.ft. (8.3 sq.m.) approx.



TOTAL FLOOR AREA : 89 sq.ft. (8.3 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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## Beach Hut

Pakefield Beach, NR33 0JS

- Excellent Opportunity
- Jolly Sailors End of Pakefield
- Stunning Views
- Situated on an award winning beach
- Walking distance to local amenities



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





### Description:

#### DESCRIPTION

9' 2" x 5' 10" (2.8m x 1.8m)

This is an exciting opportunity to own a beach hut in arguably the best beach location around within sought after Pakefield. Boasting stunning views of the sea over the award winning, dog friendly beach, this is the perfect place to spend this summer with your partner or the family.

Coming offered with the option of fully furnished and the benefit of a generous concrete seating area located to the side aspect (approx. 1.8m wide) perfect for alfresco dining.

The hut is fully insulated and boarded making it ideal for those winter months also, with x2 windows and a stable door to the front aspect, vinyl flooring inside and a built in seating area/day bed with storage below.

The new owner would pay just £600 per year for the ground rent and this includes the use of the facility hut which has hot & cold water and toilets designed specifically just for

beach hut owners with key access. Lease ends 28th march 2041, with 19 years remaining.

Situated within walking distance to local amenities including the local Jolly Sailors pub and restaurant, multiple car parks, Ferini art gallery and public transport links which provide direct access to Southwold and Norwich.

This is the must have accessory to make the most of the beautiful beach that we have here on the East Coast.

### VIEWING

Internal viewing to be arranged through Paul Hubbard estate agents on 01502 531218 or [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

Further details and photos on [www.paulhubbardonline.com](http://www.paulhubbardonline.com)

