

# LANDLES



**Beach Hut 101 | Old Hunstanton Beach | Norfolk**



**Elevated Beach Hut centrally positioned within the dunes of Old Hunstanton Beach, close to Café, RNLI Lifeboat Station and conveniences. Short walk to large car park and Hunstanton town.**

**Guide Price £45,000**

Folio: O/152ts



**Hunstanton** is traditional Victorian seaside town situated on the North West Norfolk coast. The town provides a range of amenities including eateries, supermarkets, independent retailers and funfair along the promenade. Old Hunstanton beach, famous for its red & white chalk sandstone cliffs, is a delightful sandy beach with a range of beach huts tucked away within the dunes. Being the only West facing resort on the East coast, spectacular sunsets can often be witnessed across the Wash. **No. 101** is an elevated timber beach hut with corrugated roof situated amongst other beach huts close to the beach café and RNLI lifeboat station. There is a veranda to the front with steps leading up and fitted base units internally - GIA 12' x 8' 11" (3.66m x 2.72m). There are also large car parks & public conveniences nearby. Considered ideal for families, this would make an ideal base for family days out at the beach.



**Annual Licence** Subject to annual licence & annual licence fee. Enquiries indicate this to currently be £315 inc VAT

**Transfer of Ownership Fee** The purchaser will be liable for a 'Transfer of Ownership' fee to the land owner (Le Strange Estate). Enquiries indicate that this is currently £3,500 inc VAT

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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