

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.

Recently benefitted from new composite veranda & external decoration.

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 newly fitted composite 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.

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