



Beach Hut, 52 Widewater | West Beach | Shoreham-By-Sea

10M42 FLO

WB
WARWICK BAKER
ESTATE AGENT



Beach Hut, 52 Widewater | West Beach | Shoreham-By-Sea | BN43 5LS

£32,500

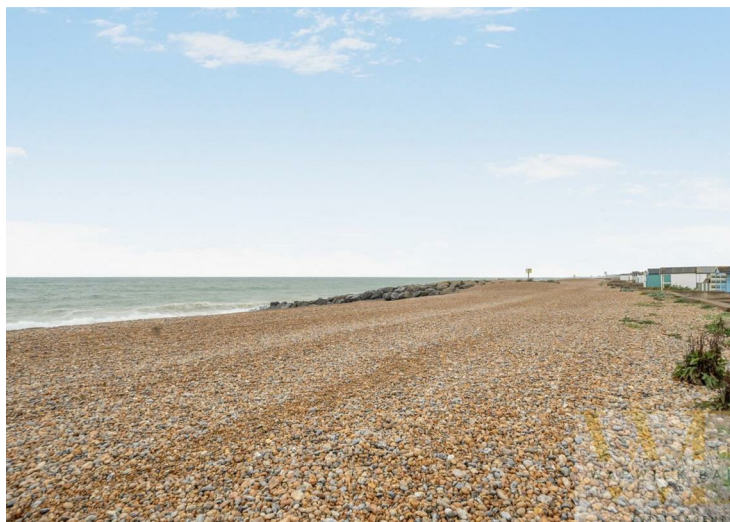
*** £32,500 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE BEACH HUT, LOCATED ON LANCING BEACH, AND ENJOYING UNOBSTRUCTED SEA VIEWS. LOCATED WITHIN 1000 METRES OF THE NEW FOOTBRIDGE.

£500 ANNUAL LICENSE FEE.

PLEASE CALL 01273 461144

- WELL PRESENTED
- WIDEWATER LAGOON
- PARKING OPPOSITE
- AVAILABLE FOR IMMEDIATE TRANSFER
- CALL NOW
- 01273 461144





Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	