



Beach Hut 26 Beach Green | | Shoreham-By-Sea | BN43 5YE





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£65,000

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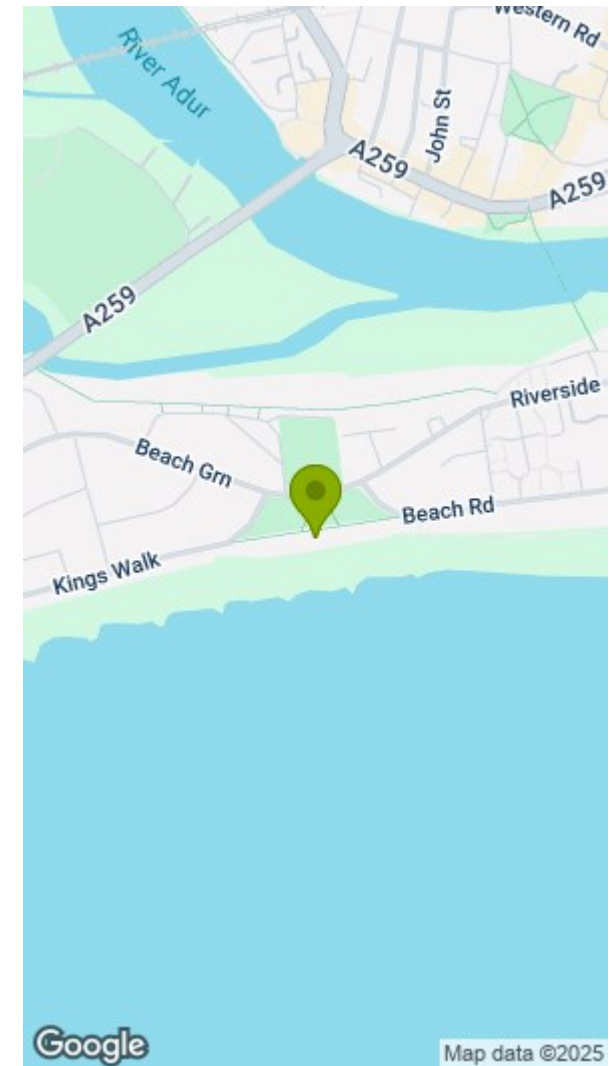
WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE BEACH HUT, LOCATED ON SHOREHAM BEACH, AND ENJOYING UNOBSTRUCTED SEA VIEWS.

THE CURRENT OWNER HAS RESTORED THE BEACH HUT TO A HIGH STANDARD INCLUDING NEW ROOF AND DOUBLE GLAZED INTERNAL DOORS SO YOU CAN HAVE THE AMAZING SEA VIEWS EVEN WHEN THERE IS A STORM !!

LOCATED WITHIN A SHORT WALK OF THE FOOTBRIDGE & PARKING OPPOSITE AT BEACH GREEN.

- STUNNING ONE OF A KIND BEACH HUT
- EXCELLENT CONDITION
- CALL NOW
- BEACH GREEN, SHOREHAM
- NEW ROOF
- 01273 461144
- PARKING IS OPPOSITE
- PRIME SHELTERED LOCATION
- DOUBLE GLAZED PATIO DOORS
- AVAILABLE FOR IMMEDIATE TRANSFER





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