# 1 BONNINGSTEDT PROMENADE, SEAFORD, EAST SUSSEX, BN25 2PY

This beach hut on Bonningstedt is a fantastic opportunity for someone to acquire one of the best 'summer hang out spots' there is to offer. From your own decked balcony, you're treated to uninterrupted views across the sweeping Seaford Bay, from the cliffs of Splash Point towards to the harbour and historical Fort at Newhaven.

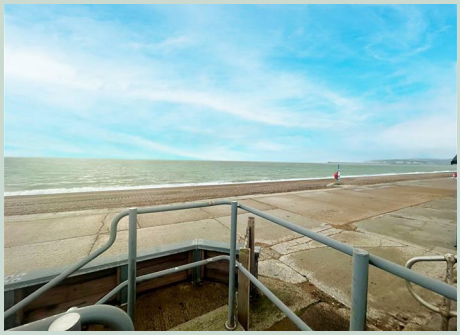
Just a literal stone's throw from the beach, you really couldn't be any closer to the shoreline. These modern huts offer a laid back, welcoming spot to step away from everyday life, somewhere you can settle in with the sea breeze, switch off for a while, and enjoy the calm, beautiful sunsets that make this stretch of coast feel so special.

Just a few steps away, you'll find the community Nomadic sauna, a cosy, rustic spot that adds to the calm, laid back feel of the area. Right next door is a charming, shack-style

## £40,000

David Jordan

EST. 2004



- MODERN, BEAUTIFULLY STYLED BEACH HUT
- LESS THAN A QUARTER-MILE WALK INTO THE HEART OF SEAFORD TOWN CENTRE
- DECKED BALCONY WITH UNINTERRUPTED SEA VIEWS
- LOOKS ACROSS SEAFORD BAY, SPLASH POINT CLIFFS, AND NEWHAVEN HARBOUR
- SHACK-STYLE BISTRO CAFÉ RIGHT NEXT DOOR
- NOMADIC COMMUNITY SAUNA JUST A FEW STEPS AWAY
- LEASE DETAILS TBC. 60 YEARS REMAINING APPROXIMATELY
- ANNUAL GROUND RENT £575

## COUNCIL TAX BAND

Local Authority:

Council Tax Band: Exempt

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had

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