CHRISTOPHER HODGSON

Whitstable

£45,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

Beach Hut 44 West Beach, Whitstable, Kent, CT5 1EF

Rarely available in this prime position, a smartly presented beach hut commanding panoramic views across Whitstable Bay.

This charming beach hut is enviably positioned on Whitstable's highly prized West Beach within walking distance of central Whitstable, the Neptune Pub, Windy Corner Stores, tennis courts, shops and amenities.

The hut has a balcony to the front with stunning views across Whitstable bay and Isle of Sheppey. There are also views from the rear of the hut overlooking Whitstable & Seasalter Golf Course.

LOCATION
West Beach is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. A pleasant stroll along Island Wall will take you into the town centre. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London, (Victoria approximately 80mins.) The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

LICENCE FEE
The annual Licence Fee payable for the period 1st April 2023 to 31st March 2024 was £800.00, payable directly to Seasalter Shellfish (Whitstable) Limited.

FACILITIES
We understand the licence holder has the benefit of access to the toilet facilities at West Beach, using a key code provided by the Freeholder.

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95-97 TANKERTON ROAD, WHITSTABLE, KENT, CT5 2AJ