



155 Beach Hut Western Esplanade, Herne Bay, CT6 8RL



NICELY PRESENTED 21 YEAR OLD BEACH HUT LOCATED ON THE WEST SIDE OF TOWN CLOSE TO THE HERON ANGLING SOCIETY CLUB HOUSE WITH TOILET FACILITIES . WITHIN WALKING DISTANCE OF THE HAMPTON INN AND SAILING CLUB. NEW PADLOCKS FITTED ,, ROOF RE- FELTED END OF 2022 ..INCLUDES SOME USEFUL CONTENTS.....THE BEACH HUT ASSOCIATION ARE AVAILABLE TO ASISST AND PROCESS ANY PROSPECTIVE PURCHASES ...INSURANCE PREMIUM PAYABLE CURRENTLY £150 .PER ANNUM . .SITE FEE APPROX £548 PER ANNUM ...

£30,000 Leasehold



INTERNAL HUT MEASUREMENTS

6'0" wide x 6'9" (1.83m wide x 2.08m)

Base unit, gaz design small (cooker)with cylinder.



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

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

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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