



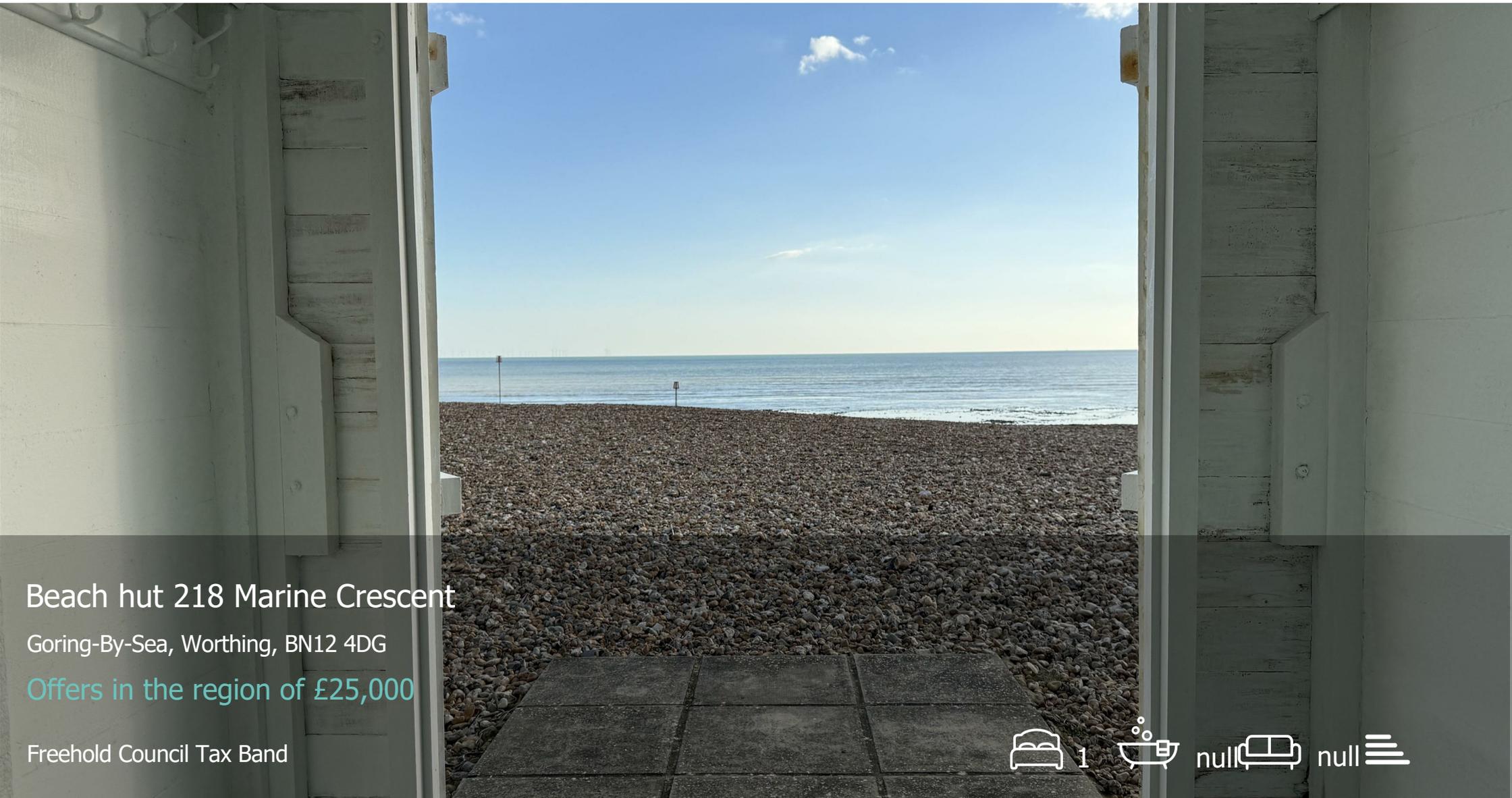
**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

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Beach hut 218 Marine Crescent

Goring-By-Sea, Worthing, BN12 4DG

Offers in the region of £25,000

Freehold Council Tax Band



Nestled in a prime seafront location in Goring-by-Sea, this charming beach hut offers the perfect coastal retreat. Refurbished last summer.

Situated next to the sailing club and just moments from the slipway, it's an ideal spot for watersports enthusiasts and those who love spending time by the sea. Convenience is key, with a public WC nearby and the ever-popular Sea Lane Café just a short stroll away—perfect for a morning coffee or a bite to eat after a day on the beach.

Well-served by local bus routes, access is easy whether you're visiting for the day or planning regular escapes to the shore.

The hut is subject to an annual licence fee of approximately £900, payable to Worthing Borough Council. If a sale is completed in a timely manner, the fee 2025 will be covered by the current owners.

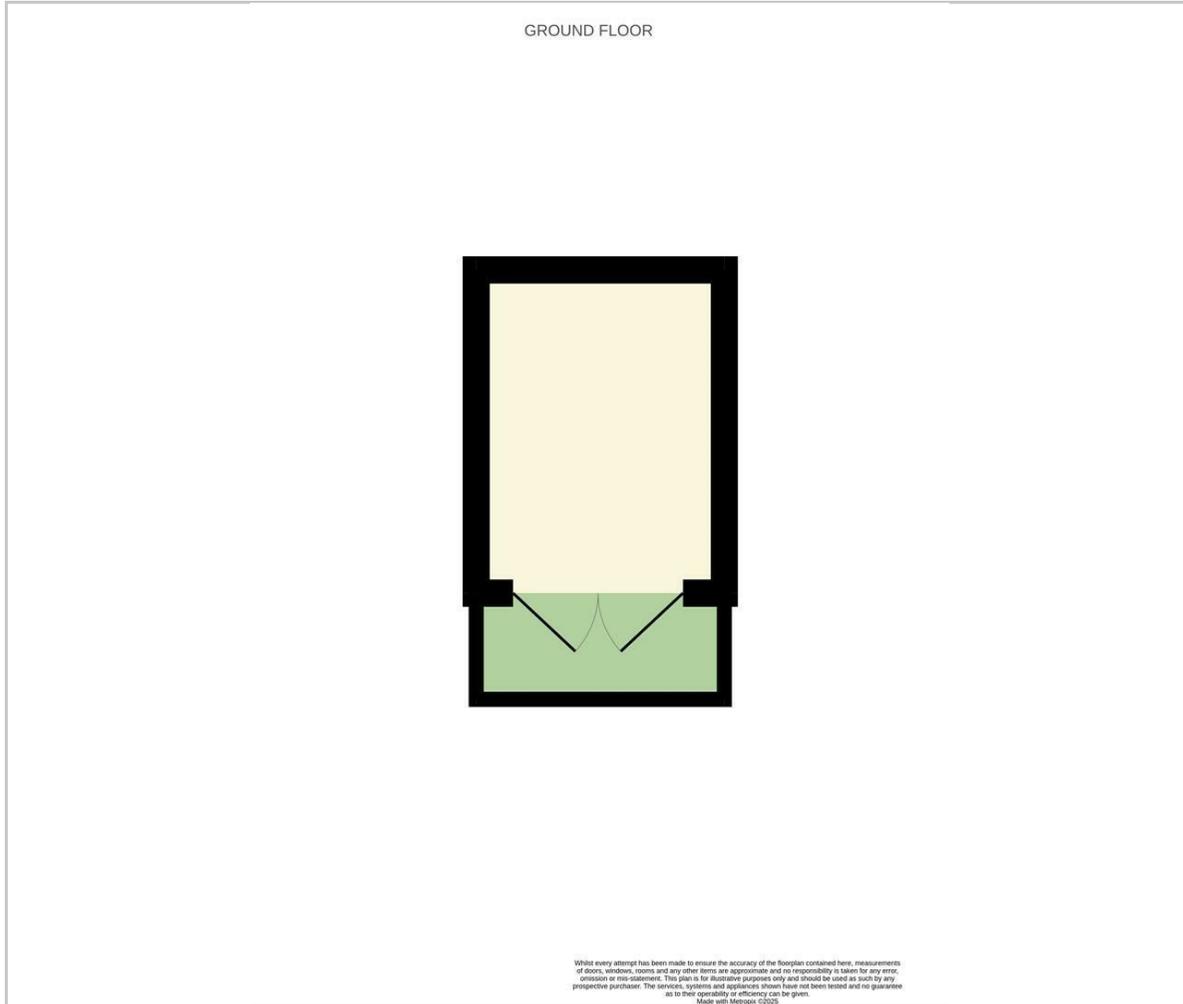
Don't miss this fantastic opportunity to own your own little slice of seaside paradise!

**Beach Hut**  
6 x 8 (1.83m x 2.44m)





## Floor Plan



## Viewing

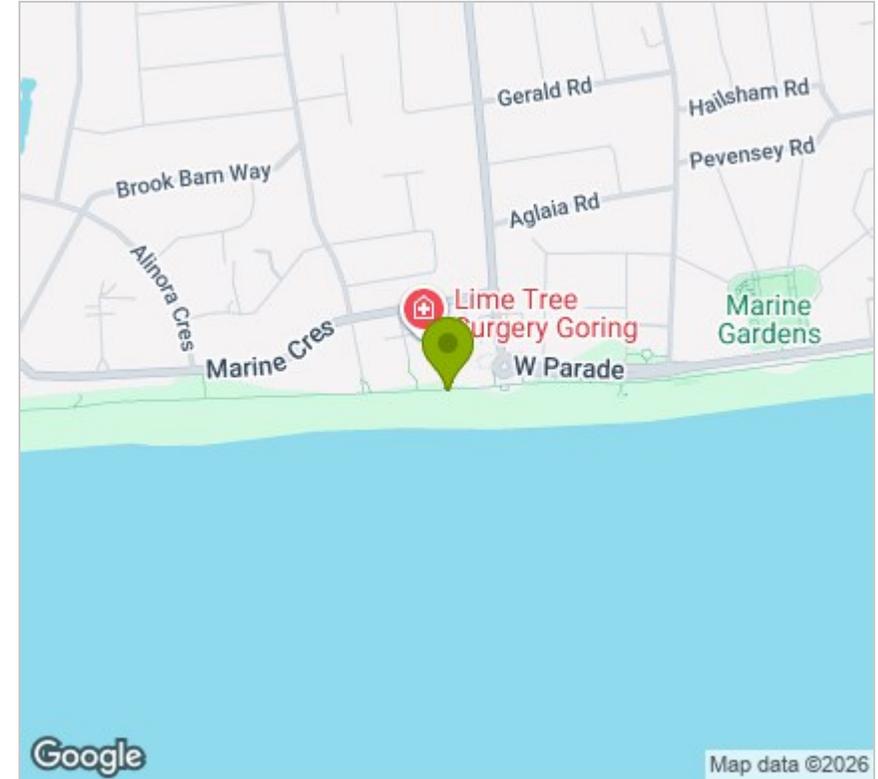
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

