



Hut 359

DenisonS

# Hut 359

Mudford Sand Spit, Christchurch, Dorset, BH23 4AB

£450,000

A nicely appointed beach hut, FRONTING THE BEACH which offers light and modern accommodation with facilities to comfortably sleep around 6 people, with sleeping on the ground floor and on the first floor mezzanine. The property has been modernised in recent years and offers oven and hob cooking facilities, gas hot water cylinder and gas fridge with freezer compartment. The front decked terrace opens straight onto the beach and has glorious seaside views over the Christchurch Bay towards Isle of Wight and Needles. Annual License fee £2541 for 2023 Council tax £627 The sale is for the hut and transfer of the license. The purchase price includes the transfer fee for the license for the site on which the hut occupies. Denisons Estate Agents handle the license transfer, sale and purchase process. We do advise any interested parties to read the Information in the handbook. 'Mudford Sandbank Beach Hut handbook' <https://www.denisons.com/services>



Christchurch  
12 Castle Street, Christchurch BH23 1DT  
**01202 484748**  
[christchurch@denisons.com](mailto:christchurch@denisons.com)

Mayfair  
Cashel House, London, W1U 3JT  
**0870 112 7099**  
[mayfair@denisons.com](mailto:mayfair@denisons.com)

**Denisons**

[www.denisons.com](http://www.denisons.com)

Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.