



KNOT BOARD

196A

Hut 196a

DenisonS

Hut 196a

Mudford sand spit, Christchurch, Dorset,
BH23 4AB

£395,000

A lovely detached hut that sits in a slightly elevated position with front and rear views over the Harbour and the sea. The hut has all the mod cons including 12vlt fridge, Gas cooker (bottle), solar panel and modern accommodation. Other features include the 3/4 Mezzanine floor which is used for sleeping. The hut will sleep 6/7 having bedding to the front with a bunk bed on the side and sleeping area on the first floor. There is hot water supplied by the integral water tank. The two wooden terraces front and back are positioned to take in the views with easy access to the harbour and beach front.

**Annual License fee to be confirmed.
Council tax £648**

**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 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>



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