



36

38

KIA ORA

Hut 38



Hut 38

Mudford Sandspit, Christchurch, Dorset, BH23 4AB

£425,000

Occupying a fantastic position, overlooking the beautiful harbour & having a westerly aspect towards Christchurch Priory. Hut 38 is above average in size, offering spacious, bright accommodation with a mezzanine upper floor. The downstairs provides comfortable seating with superb harbourside views. The hut will comfortably sleep 6 and has all the mod cons including a fridge freezer, gas cooker and running water from a 12 volt pump connected to the sink. Solar panel provides 12 volt power. The outside has a raised decked area to the front with ample storage underneath. The rear of the hut has a sandy beach area.

Annual License fee £4,000
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>



Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

Denisons

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.