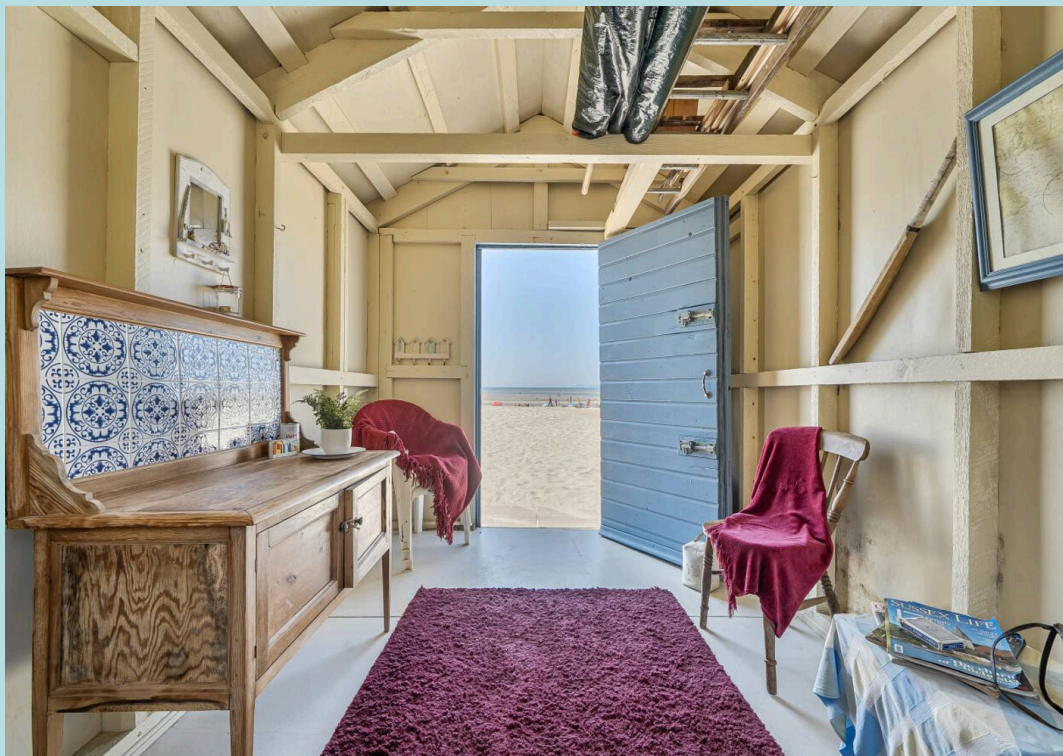






Beach Hut 90 Pound Road

West Wittering

Council Tax band: TBD

Tenure: Freehold

- The hut dimensions are approximately 3.6m x 2.44m (12' x 8')
- Prime location; near to the toilets, café & lifeguard station
- Gas powered 4 burner gas hob & oven with grill
- Beach hut owners are allowed to take their pets to their hut, but must be on a lead at all times (in the blue flag areas)
- The Beach Hut has had a complete roof replacement recently- using 'Sika Sarna' roofing
- It has recently been painted & routinely maintained
- 2 vehicle registrations can be added onto the ANPR entry system- no pre booking required but only 1 may enter at a time
- An annual licence fee to be paid





Beach Hut 90 Pound Road

West Wittering

Situated in a highly sought-after location, this well-maintained beach hut offers the perfect coastal retreat, conveniently positioned close to the toilets, café, and lifeguard station.

Measuring approximately 3.6m x 2.44m (12' x 8'), the hut provides a practical and comfortable space for relaxing by the sea. It is fitted with a **gas-powered** four-burner hob and oven with grill, making it ideal for preparing meals and refreshments throughout the day.

The property has been exceptionally well cared for, benefiting from a complete roof replacement using premium Sika Sarna roofing, along with recent external repainting and routine maintenance, ensuring it is presented in excellent condition.

For added convenience, owners can register up to two vehicle registrations on the **ANPR** entry system, with no pre-booking required. Please note that while two vehicles can be registered, only one vehicle may enter the site at any one time.

The beach hut is also pet friendly, allowing owners to bring their dogs, provided they are kept on a lead at all times within the Blue Flag beach areas.

Please note that an annual licence fee is payable in addition to the purchase.

This is a fantastic opportunity to acquire a beautifully maintained beach hut in a prime seafront position, offering convenience, quality, and an enjoyable coastal lifestyle.



Henry Adams – East Wittering

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.