56 Beach Hut, Calshot SO45 1BS

£259,950

paul jeffreys

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A COMLETELY RENOVATED AND MODERNISED SLEEPER BEACH HUT IN THE HEART OF CALSHOT BEACH

LOCATION

The Beach Hut is a sleeping hut and is situated directly on Calshot Beach with superb views across Southampton Water towards the Isle of Wight whilst the Spinaker Tower in Portsmouth is also visible from here.

DECKED AREA to front leading to shutters which lead to UPVC glazed double front doors.

LOUNGE AREA Two sofa's, coffee table, double cupboard housing equipment for solar panels, including battery. Recess downlighters, leading to

KITCHEN AREA "Benchmark" kitchen, range of base units with cupboards and drawers, gas cooker, work tops, sink unit, cupboard housing Fridge/Freezer. Range of wall cupboards, gas bottle boiler, storage cupboard, door to:

SHOWER ROOM W.C., wash hand basin and vanity unit, shower cubile, plumbed in shower, fully tiled walls.

STAIRS LEADING TO.

BEDROOM Eaves storage area, recess downlighters, front aspect windows.

NOTE Beach Hut on mains water, but not drainage.

TERMS AND CONDITIONS There is an annual rent of £1,298 (subject to an annual review, this figure was for the period ending 31st March 2025), due to Landlord, Cadland Estate on the 1st April. If you wish to sell the beach hut there is a charge for registration and administration of £750 to Cadland Estate. If you wish to reassign the registration to a family member the fee is reduced to £375.

RATES The property is classed as a non-domestic property but we understand that as the rateable value is below the threshold of £15,000 it is zero rated. However, we would ask all interested parties to check this information with NFDC.

GROSS SQUARE MEASUREMENTS 42.7 sq. metres (460 sq. feet) approx.

DIRECTIONS On reaching Calshot head towards the right hand side, where the Sleeper Hut's are and the Beach Hut will be located just over half way up on the right hand side.

NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

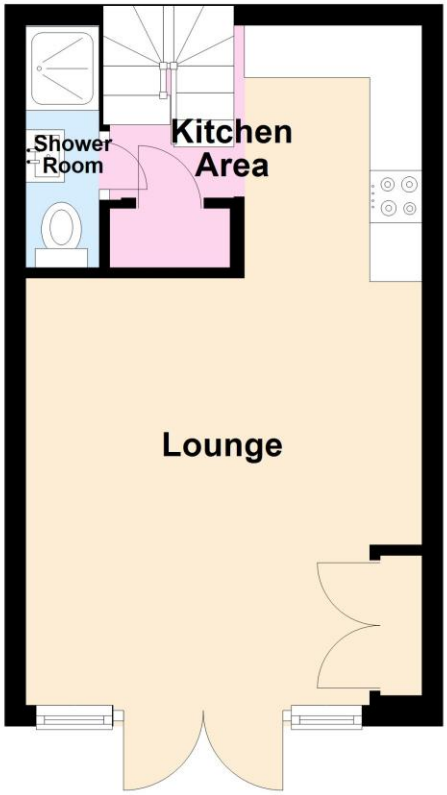
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/BG/11.25

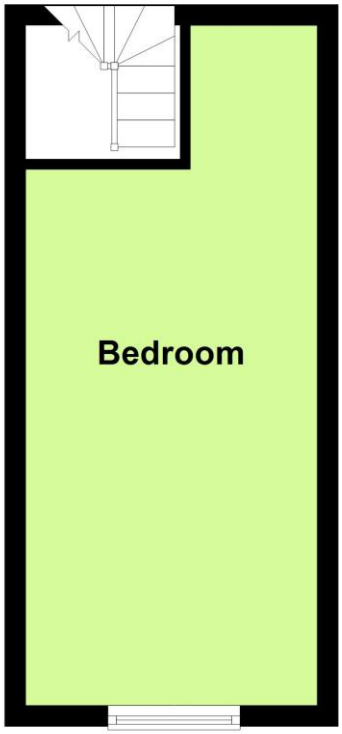
Ground Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



First Floor

Approx. 18.1 sq. metres (195.0 sq. feet)



Total area: approx. 42.7 sq. metres (460.0 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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