



Beach Hut No. 54, Calshot Beach, Calshot SO45 1BS

£225,000

paul jeffreys



Beach Hut No. 54, Calshot Beach, Calshot

A COMPLETELY RENOVATED AND MODERNISED SLEEPER BEACH HUT (6 PERSONS), SOLAR POWER, SITUATED ON THE POPULAR CALSHOT BEACH

LOCATION

Being located directly on Calshot Beach, the property affords superb views across The Solent and towards the Isle of Wight, whilst the Spinnaker Tower in Portsmouth is also visible from the beach.

DECKED AREA Recently re-laid with driftwood style composite, non-slip decking.

LOUNGE AREA Corner bed/sofa converting to a double bed, further sofa-bed, wood laminate flooring.

KITCHEN AREA Having recently been refitted, comprising base units with cupboards and drawers, cupboard housing solar panel battery and charging lead, sink unit, 'Statesman' gas cooker, cupboard housing 'Cointra' Calor gas-fired water heater, wall cupboard.

SLEEPING AREA Two built in bunk beds.

SHOWER ROOM Having recently been refitted, comprising shower cubicle, WC, wash hand basin in vanity unit, side aspect window.

AGENT'S NOTE 1 The property is not on mains drainage, there is a cesspit located under the hut. The Beach Hut is on mains water.

AGENT'S NOTE 2 The property has recently been professionally redecorated externally in quality marine paint and varnish, including shutter doors with new hardware fitted.

TERMS AND CONDITIONS The Hut is available on an annual licence from The Manor of Cadland Estate. The annual ground rent is currently £1,314 and this is paid up until 31st March 2027 and includes water. When you sell the Hut to another party you must pay 5% of the sale proceeds to Cadland Estate. Furthermore, if you transfer the hut into the name of a spouse, son, or daughter etc., there is a charge of £400 payable to Cadland Estate. The annual insurance has just been renewed and the cost of this was £467.06.

RATES The property is classed as a non-domestic property, but we understand that as the rateable value is below the threshold of £1,500 it is zero rated. However, we would ask all interested parties to check this information with NFDC. We further understand that if you do not own any other domestic properties within NFDC there are no rates payable.

GROSS SQUARE MEASUREMENTS 23 sq. metres (248 sq. feet) approx.

DIRECTIONS On reaching Calshot carpark head towards the right hand side past the café where the sleeper huts are and the beach hut will be found located around 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

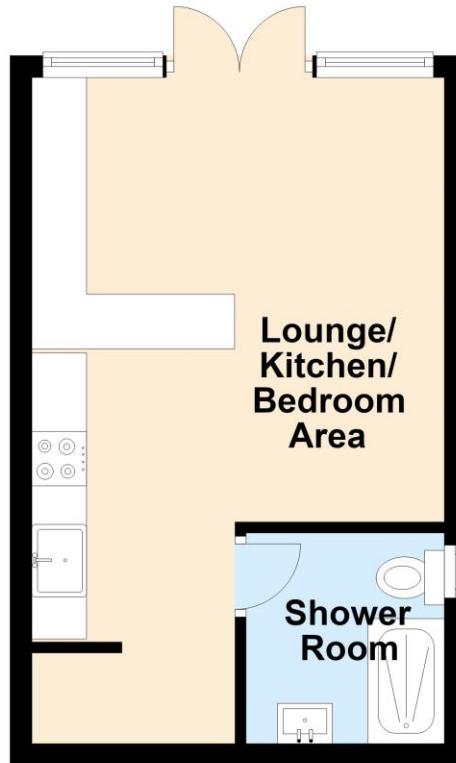
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/09.26



Ground Floor

Approx. 23.1 sq. metres (248.1 sq. feet)



Total area: approx. 23.1 sq. metres (248.1 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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