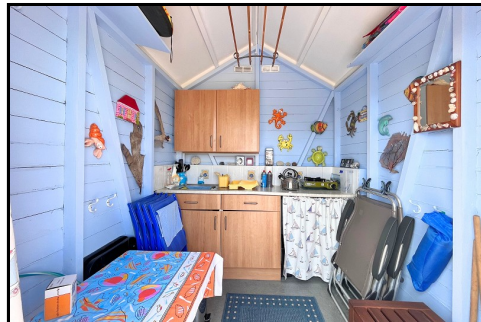




**Beach Hut Friars Cliff, Christchurch, Dorset. BH23 4DY**

**£60,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





## **Beach Hut Friars Cliff, Christchurch, Dorset. BH23 4DY**

**£60,000**

A very well positioned beach hut located in the second row at the beautiful Friars Cliff beach. Conveniently situated, close to the beach hut cafe, toilets and Steamer Point car park. The hut is fully equipped with tables, chairs etc. and is available immediately.

## **PITCH FEE**

The beach hut is subject to an annual Ground Rent/pitch fee of approximately £970 inc VAT and this has been paid up to 1st April 2024.

## **DIRECTIONAL NOTE**

From our office in Highcliffe proceed West along Lymington Road for around a mile taking the left hand turning into Bure Lane. Take the first left hand turn into Seaway Avenue and follow to the end of the road. head down the slope (on foot) and at the bottom of the slop to the right hand side the beach hut will be found.

## **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## **EPC RATING**

The EPC rating for this property is N/A

InternalPropertyPhoto

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**334 Lymington Road, Highcliffe, Dorset, BH23 5EY**  
**01425 277 777**  
**[highcliffe@rossnicholas.co.uk](mailto:highcliffe@rossnicholas.co.uk)**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.