







BEACH HUT 130, FRIARS CLIFF PRICE: £49,950

DAY HUT WITH LICENCE - FEE PAYABLE TO BCP COUNCIL OF APPROX. £1200 P.A.

Winkworth

for every step...



A beautifully presented and recently refurbished beach hut, superbly positioned on the highly sought-after and secluded second row at Friars Cliff Beach.

Unlike front-line huts, this enviable position offers a more private and sheltered setting, protected from strong sea breezes while still enjoying the sights, sounds and atmosphere of the coastline. Tucked away in a quiet cul-de-sac (reduced through foot traffic area), the hut benefits from a far more peaceful environment during the busy summer months — away from passing crowds yet just moments from the shoreline.

At a glance…

- Secluded second row position – quieter, more private, and sheltered
- Partial sea views with full coastal ambience
- Cul-de-sac location – limited passing foot traffic
- Recently refurbished interior with clever storage solutions
- Rare front porch overhang providing additional usable/storage space
- Immediate proximity to café, facilities, and parking

Perfectly located only a few steps from the Beach Hut Café, toilets and car park, with the added convenience of being close enough to enjoy food and drinks delivered directly to the hut.

The hut itself has been thoughtfully refurbished, maximising innovative storage solutions and practical space throughout. A rare front porch overhang — a highly desirable feature not commonly found on huts in this area — provides valuable additional sheltered storage, ideal for chairs, equipment, and beach essentials.

A rare opportunity to acquire a beach hut that offers the perfect balance of accessibility, privacy, and comfort in one of Friars Cliff's most desirable locations.

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