



HUT 260, MUDEFORD SANDSPIT, HENGISTBURY HEAD BH6 4EL **PRICE: £380,000**

Winkworth
for every step...



Very well positioned along the trail path besides Holloway Dock, Hut 260 enjoys stunning views from the front over the dock towards the Priory and Christchurch Harbour. There are also views from the rear towards the Isle of Wight and Needles.

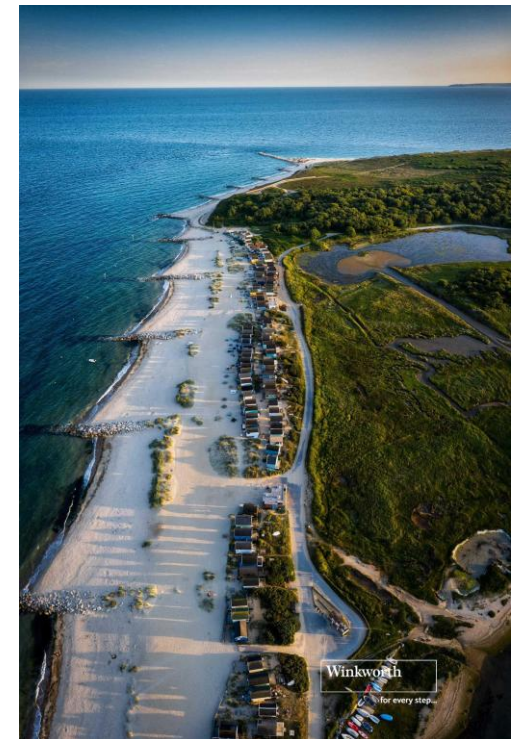
There are also views from the rear towards the Isle of Wight and Needles. The hut was re-built in 2019 and benefits from a 3/4 mezzanine floor and provides sleeping accommodation for around 6 people. With a beautifully fitted kitchen including fridge, cooker and a range of storage cupboards this beach side home is cosy and comfortable.

A short cut through behind the hut leads to a stunning sandy beach with access to the water only 100m from the hut, there is also easy access to a mains water tap, the shower blocks and WC facilities. The hut has a raised decked terrace area perfect for Alfresco entertaining and there is storage under the hut perfect for kayaks and surf boards.

The sale is for the hut and transfer of the license with the purchase price including the transfer fee for the license for the site on which the hut occupies. Winkworth Estate Agents handle the license transfer, sale and purchase process.

We do advise any interested parties to read the Information in the handbook. 'Mudford Sandbank Beach Hut handbook'. The hut measures 4.367m x 2.768m and the current licence fee is £3240 with rates of £716.67.

Mudford | 01425 274444 | mudford@winkworth.co.uk



Winkworth
for every step...