

Beach Hut, 269 Mudeford Spit,  
Christchurch, BH23 4AB

Asking Price **£425,000**



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1992

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# Beautifully Appointed Beach Hut with Uninterrupted Views

THIS BEAUTIFULLY APPOINTED BEACH HUT ENJOYS UNINTERRUPTED VIEWS TOWARDS THE ISLE OF WIGHT AND BENEFITS FROM OUTSIDE SPACE FRONT & BACK.

Set in one of Dorset's most beautiful locations, Beach Hut 269 on Mudeford Sandbank is set just yards from the waters edge, the hut enjoys spectacular and uninterrupted sea views towards The Isle of Wight and the Needles as well as glimpse's back towards Christchurch Harbour.

From the large sun deck there are double doors leading into the living space. With windows to all sides of the hut the light just floods in. On the ground floor the built in sofas at the front can be made into double beds. These have storage cupboards under. There is plenty of space for dining and entertaining. This particular hut benefits from outside space both front and back.

A drop down ladder utilises the space fantastically and provides access fist floor mezzanine which can sleep two or provide space for storage. A Window gives ventilation as well as lovely views.

Toilets and showers are very close by and accessed with a resident only key.

Mudeford Quay is renowned for its sailing, water activities and local fishing boats. It's a popular place for families with the shop at the end of the Quay selling crabbing nets, buckets and bait. There is also a RNLI inshore lifeboat station, a Mudeford Fun Day once a year, and a highly regarded pub, The Haven Inn. The award-winning Christchurch Harbour Hotel and The Jetty restaurant are a short walk up the road.

Furthermore the Mudeford ferry provides access across to the Mudeford Sandbank, generally every 15 minutes in the Summer months, or you can take a walk from Hengistbury Head where the land train also runs from.

There is an annual license fee which we are informed is £3780 p/a



## KEY POINTS

- BEAUTIFULLY APPOINTED BEACH HUT
- UNINTERRUPTED VIEWS
- OUTSIDE SPACE FRONT & BACK
- EXCELLENT POSITION
- MUDEFORD SPIT
- MEZZANINE FLOOR





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