

Beach Hut 39, Mudeford Spit, BH23 4AB

Asking Price **£375,000**



EST
1992

THE PROPERTY PROFESSIONALS
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BEAUTIFULLY APPOINTED...WELL-POSITIONED...HIGH SPEC

A BEAUTIFULLY APPOINTED AND EXCEPTIONALLY WELL-POSITIONED BEACH HUT ENJOYING SPECTACULAR PANORAMIC VIEWS ACROSS THE SOLENT AND COASTLINE, WITH AN OUTSTANDING LEVEL OF ACCOMMODATION, MODERN OFF-GRID FACILITIES AND AN ENVIABLE POSITION ON MUDEFORD SPIT.

Beach Hut 39 is a particularly special example, having been built to a very high standard for the current owners by respected local builders Eco, and has been meticulously maintained and remains in excellent condition throughout.

Occupying an exceptional position with uninterrupted open surroundings and breathtaking views, the hut offers a wonderful setting from which to enjoy everything that makes Mudeford Spit so special. The large, decked terrace provides the perfect spot for morning coffee, alfresco dining or simply relaxing.

Internally, the ground floor has been thoughtfully designed to make the most of the exceptional outlook, with extensive glazing flooding the space with natural light. The accommodation comprises an impressive open-plan living and kitchen area, with a well-equipped kitchen incorporating a domestic-sized fridge with a generous freezer compartment, oven and gas hob. There is also ample built-in storage and comfortable seating, making this a genuinely practical space for spending extended periods by the coast.

The first floor provides a delightful bedroom area, currently arranged to comfortably accommodate multiple berths. The clever use of the roof space provides a surprisingly generous sleeping area whilst retaining the charming character expected of a traditional Mudeford beach hut.

One of the standout features of this particular property is its sophisticated off-grid power system. Two solar panels installed on the roof feed into a top-of-the-range lithium battery storage system, providing an impressive and sustainable source of electricity. The system powers the fridge/freezer and numerous power points throughout the hut, allowing phones, laptops, televisions and other everyday appliances to be used with ease.

A water tank and pump system, also powered by the battery, supplies the taps, while the domestic oven and hob operate from Calor gas bottles. Two gas bottles are stored externally and connected via a convenient switchover system, ensuring a continuous supply without the inconvenience of having to change bottles immediately when one runs out.

The outdoor space is arguably as impressive as the hut itself. The substantial deck provides an ideal entertaining and relaxation area, while the exceptional open position immediately in front means the views are quite simply spectacular. With the beach, sea and surrounding dunes forming the backdrop, this is a wonderfully rare opportunity to own a piece of Mudeford Spit in such an enviable position.

We understand a ground rent of APPROX £5000pa is payable along with council tax of £1619.



KEY POINTS

- BEAUTIFULLY APPOINTED
- ENVIABLE POSITION
- SPECTACULAR VIEWS
- HIGH SPECIFICATION
- MUDEFORD SPIT
- OFF GRID POWER SYSTEM



Ground Floor



Floor 1

Approximate total area⁽¹⁾

286 ft²
26.5 m²

Balconies and terraces

69 ft²
6.4 m²

Reduced headroom

157 ft²
14.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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