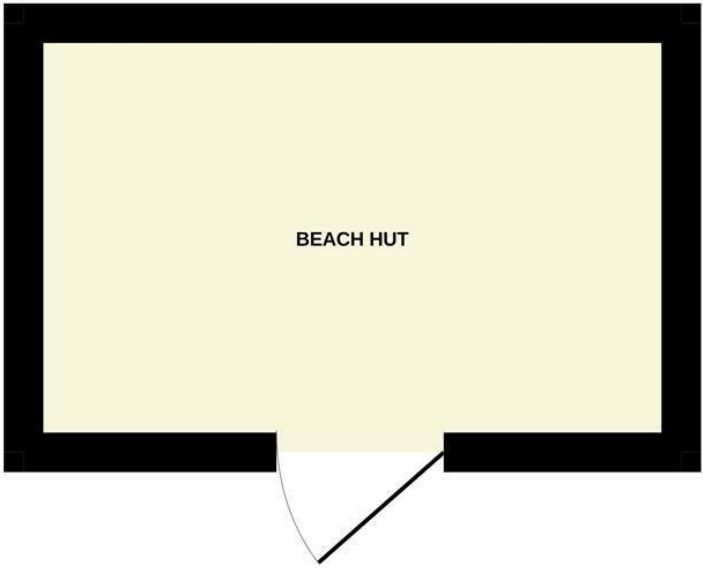


Tenure: Freehold
Council Tax Band:
EPC Rating:
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£37,000
Offers Around



Pakefield Street
Lowestoft, NR33 0JS

- AWARD WINNING BEACH
- PERFECT FAMILY TREAT
- INCLUDES FURNISHINGS
- 18 YEAR LEASE
- INTERNALLY INSULATED
- WHAT A TREAT
- CHAIN FREE
- SOUGHT AFTER PAKEFIELD LOCATION
- NOT OFTEN AVAILABLE
- OPPORTUNITY TO RENT OUT 12 MONTHS

e - info@paulhubbardonline.com

t - 01502 531218





Location

This beach hut is positioned on the waters edge in sought after Pakefield, which is a village located around 2 miles south of the centre of the town of Lowestoft in Suffolk, England. Situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. Pakefield is within catchment for various prestigious schools, ideally located for public transport links and home to fantastic local restaurants and shops, with many within walking distance.

Description

9'6" x 6'2"

This is an exciting opportunity to own a beach hut in arguably the best beach location around. Stunning views of an award winning beach, this is the perfect place to spend this summer with your partner or the family. Positioned within an excellent spot to escape and to be inspired. The beach hut benefits from beautiful sea views, a stable door to the front aspect, laminate flooring throughout, seated storage area inside and a base unit with a laminate work surface above. The hut has been fully insulated and has a double skin roof which forms a canopy over the door making the hut usable all year round.

The plot includes 2 metres of space at the side of the hut perfect for storing bikes or a table and chairs if desired. Fixtures and fittings are included in the price i.e. cutlery, crockery, picnic rugs, gas hob, kettle, chairs, table and other sundry items making this the perfect turnkey property. Ownership of the beach hut includes use of the facility hut which has running water and toilets. Ideal for the investor with the opportunity to rent out all year round.

Lease information: Lease commencement 15 October 2020, Ground rent of £600 per annum and then as revised pursuant to this lease -

last paid October 2022.

This is the perfect accessory to make the most of the beautiful beach that we have here on the east coast.

