

## Beach Hut 217, Sea Road Littlehampton, West Sussex BN17 5GB £22,000 - Leasehold

Beach Hut  
8'2" x 5'11"  
2.50 x 1.80m

Total Approx. Floor Area 48 ft<sup>2</sup> ... 4.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.

Prepared by Jtm 2025

Council Tax Band – N/a

Energy Efficiency Rating – N/a

WITH OVER...



At an Average  
rating of

4.9/5 ★★★★★

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



**Glyn-Jones and Company are pleased to present to the market this well presented traditionally beach hut, which is positioned adjacent to the Beach Cafe, with uninterrupted sea views situated on Littlehampton seafront.**

The new owner would be able to enjoy not only the coastline and views of the beautiful sunsets, but also all of the easily accessible amenities within close proximity. There are various cafes and eateries to be enjoyed along the promenade as well as the town, along with leisure activities for all of the family at Norfolk Gardens which features tennis courts, a miniature railway line, adventure golf, a bowling club and public toilets nearby. Further activities close by include, but are not limited to, watersports lessons and hire from the Beach Cafe along with the events held within the restaurant and rooftop space, scenic walks along to West Beach backed by preserved sand dunes or the amusements at Harbour Park. Transport is made easy with ample public parking just behind the beach huts, bus stops and Littlehampton mainline station.

**Viewing is advised to appreciate the fantastic position of this lovely beach hut.**

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(Beach Huts are potentially subject to Business Rates, but there are exemptions for most individuals.)

Note: This Beach Hut is only available for residents living within the Arun District Council Catchment.

We recommend you have this verified by a legal representative at your earliest convenience.



Property Ownership Information

Tenure: We have been advised by the vendor that this beach hut is held on the remainder of approximately 5 years remaining on a seven-year lease (expires 30th March 2029). You are advised to have satisfy yourself as to the rules and procedures, prior to committing to the purchase. Arun District Council can be emailed at [property.estates@arun.gov.uk](mailto:property.estates@arun.gov.uk)  
Ground Rent: £937.81 per annum + VAT

