



Beach Huts, Sea Avenue, Rustington
West Sussex, BN16 2DL

Price: From £13,000

Our beach huts are situated on Rustington's foreshore, adjoining the private Sea Estate, benefitting from exclusive and secure private car park with lockable gate, the huts themselves adjoin the greensward with direct access onto the shingle beach.

VIEWING STRICTLY THROUGH THE OWNERS AGENTS HOLMES & CO

BEACH HUTS FOR SALE

LOCATION

Nestling on the sunny Sussex coast on the edge of a private Sea Estate you will find a little community of beach huts, a number of which date back to just after the Second World War.

The huts are located directly on the beach and are screened to the north by beautiful tamarisk trees where you will find a private car park for the exclusive use of our clients. This section of the coast also has a greensward for the coastal path and open space. The absence of through roads creates a haven of peace and tranquility.

From time to time, new huts become available as do previously owned huts from existing hut owners. New huts are built to the highest standards using treated timber, stainless steel fixings and come fully insulated and lined in pine. The huts can be personalised with a range of quality fittings including privacy curtains, kitchenettes and tables and chairs to match.

DIRECTIONS

Park in Mariners Walk, Rustington and the huts are a short walk across the greensward.

BEACH HUTS AVAILABLE

The table below shows guide prices for new huts.

Hut 94 6' x6' £13,000,
Hut 70 6' x12' £15,000,
Hut 4 8'x12' plus veranda (available soon) £19,500.

GENERAL INFORMATION

The reason why huts are increasingly popular is because they offer an escape at any time of the year. It is there whenever you want to use it. Check the forecast and away you go. No queuing at an airport! It really does represent the best way of getting away from it all. You've parked your car in the private car park and there you are at your hut - time to forget about everything and sit and relax.

If you're feeling energetic, the UK national coastal path crosses through the car park and offers miles of coastal walks. It is a perfect land safe location for children as there are no roads near the site. You can step out of your car in the car park and straight onto the beach.

There is no limit when you can use your hut. Because the huts at Rustington are sheltered from the north, it means that the huts are in the finest location when the sky is clear but you have cold northerly winds. It is the most perfect place to be on such days. Why not come down and see for yourself.

GUIDE TO OWNING A BEACH HUT

Most beach huts in the UK are on sites owned by a Local Authority and are subject to annual licences. The site is privately owned, the alternative form of tenure are Freehold and Leasehold sites which are both rare and expensive!

When you purchase a hut on a licence you effectively purchase the wooden hut outright and included in the price is the premium that you pay to access the plot of land on site. Unless you are buying a lease or a freehold beach hut, buying a hut on a licence does not constitute an acquisition of an interest in land. In practical terms it makes little difference apart from the fact that a licensed hut is generally less expensive.

If you find a licence a difficult concept to grasp, think of it in terms of the acquisition of a consumer durable such as a car, except that with a beach hut you are likely to be able to sell it for more than you paid! In such circumstances, the owner of the site shares any gain with the owners of the hut.

The licence confers both benefits and obligations particularly regarding the condition and appearance of your hut. You must keep your hut in good condition and well painted. All the huts are day huts and may not be slept in overnight.

ANNUAL LICENCE

The cost of the annual licence varies depending on plot size. For 2008 the charge for an 8 foot plot is £310. The fee is reviewed annually and is based on that charged by the local authority on their sites plus 10% to allow for the car park.

COUNCIL TAX

Not applicable

SERVICES

Viewings Strictly through the owners Agents Holmes & Co.

Please see our website www.holmesandco.com for any further photographs.