





## Beach Hut 88 -A Charming Beach Hut situated on Southwold's Iconic Seafront

**Nestled along North Parade, the delightful Two Fat Ladies Beach Hut 88 boasts stunning sea views and a lovely veranda — the perfect spot to unwind with a glass of wine on a warm summer evening. Just a short stroll away, you'll find Southwold Pier and the bustling High Street, home to arcades, gift shops, cozy pubs, charming boutiques, and more. Convenient nearby steps provide direct access to the golden sandy beach, making this an ideal seaside retreat.**

### TENURE

Leasehold. The beach hut is sold subject to a 30 year lease from 2009 which incorporates a right to renew for a further 30 years.

### LOCAL AUTHORITY

East Suffolk Council.

### ADDITIONAL CHARGES

There is an annual rent payable which is reviewed annually. The last rent requested was approximately £795.00 The chalet is also subject to non-domestic rates.

### VIEWING

Strictly by prior arrangement with the Agents Southwold Office on 01502 723292 Email: [southwold@durrants.com](mailto:southwold@durrants.com)

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 98 High Street, Southwold, Suffolk, IP18 6DP

Tel : **01502 723292**  
Email : [southwold@durrants.com](mailto:southwold@durrants.com)