



399 High Wall Beach Hut, The Esplanade

Frinton-On-Sea, CO13 9AS

Price £39,995 Leasehold

New to the market is this HIGH WALL FRONT ROW BEACH HUT with STUNNING SEA & BEACH VIEWS in a prime location within short stroll from the shops, cafes and restaurants in Connaught Avenue. The hut has been well maintained inside and out with glazed internal doors leading to a fully equipped kitchenette with space for a table and chairs. It is conveniently positioned close to Frinton's famous greensward, WC's, water tap and free parking spaces on The Esplanade. An internal viewing is highly recommended. We have keys to views!! Call Paveys today to arrange a viewing.



THE HUT
INTERNAL
VIEWS

BEACH HUT

It is the responsibility of any purchaser to be satisfied with the current Tendring District Council regulations for hut owners.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.