



## Kings Parade Holland-On-Sea, CO15 5QE

Sheen's Estate Agents are pleased to offer for sale this Beach Hut which is situated alongside Holland-on-Sea and located in the G Section, opposite Brighton Road access. The beach hut is a perfect spot to relax, with the regenerated seafront and being roughly 660 metres from The Beach Haven Cafe. An internal inspection is highly advised to appreciate the seafront views on offer.

- Direct Seafront Location
- Beach Hut 11'2 x 7'1
- Direct Sea Views
- Viewing Advised
- Located In G Location
- 660 Metres From The Beach Haven Cafe
- 30 Metres From Public Toilets

**Price £35,000 Non-traditional**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### BEACH HUT

11'2 x 7'1

Double folding shutters with stable style door opening to beach hut with high level shutter.



## INTERNAL VIEW OF BEACH HUT



## VIEWS

Views across promenade and sea wall to beach.



## JB 08/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## AGENTS NOTE

Beach hut will be subject to yearly fees:

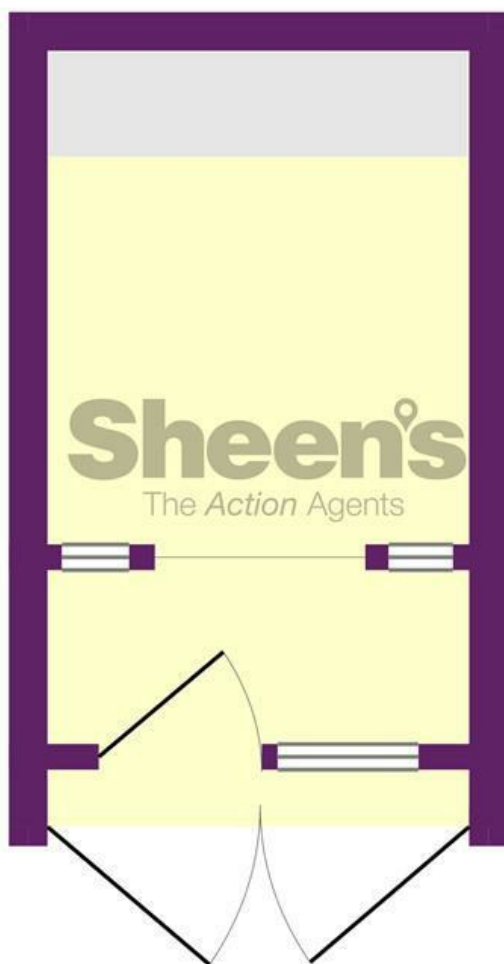
Local resident £323.33

Non-local resident £652.19

New license/transfer fee: £512.50 (will be needed when purchasing)

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GROUND FLOOR  
86 sq.ft. (8.0 sq.m.) approx.



TOTAL FLOOR AREA : 86 sq.ft. (8.0 sq.m.) approx.

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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## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

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**Sheen's**  
The Action Agents