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Sheen's
The *Action* Agents



Kings Parade
Holland-on-Sea, CO15 5QE

Located in the 'F' section of Holland-on-Sea's regenerated seafront, Sheens Estate Agents are pleased to offer for sale this stunning BEACH HUT. Opposite Fernwood Avenue access, this beach hut poses the perfect opportunity to enjoy Holland-on-Sea's popular beaches. The beach hut benefits from being located 880 metres from The Beach Haven Cafe. An internal inspection is highly advised to appreciate the views on offer.

- Direct Seafront Location
- Direct Sea Views
- Beach Hut 11'1 x 7'1
- Viewing Advised
- Located In Section 'F'
- 500 Metres From Flags Cafe
- 750 Feet From Public Toilets
- 880 Metres From The Beach Haven Cafe







Offers In Excess Of £30,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

BEACH HUT

11'1 x 7'1

Double folding shutters leading to stable style door with high level shutters.





INTERNAL VIEW OF BEACH HUT





VIEWS

Views across the promenade.





Material Information (Beach Hut)

Please be aware that any prospective purchaser will be required to pay the Beach Hut Licence Application fee to Tendring District Council which is approximately £500.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

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.

JB 04/26 PARAGRAPH

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
103 sq.ft. (9.6 sq.m.) approx.



TOTAL FLOOR AREA : 103 sq.ft. (9.6 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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