



Marine Parade East Clacton-on-Sea, CO15 5AG

Sheen's Estate Agents are delighted to offer for sale, this beautifully presented BEACH HUT situated on Clacton-on-Sea's sea front, offering an ideal base for enjoying the beach during summer months with family and friends. The beach hut benefits from being located approximately 900 feet from 'Beaches Café'. An internal inspection is highly advised to appreciate the views on offer.

- 11'9 x 7'7 Beach Hut
- Direct Sea Views
- Located in 'A' Section
- Direct Access To Beach
- Within 900 Feet To 'Beaches Café'



Price £28,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

BEACH HUT

11'9 x 7'7

Fitted storage units. Internal access door. Double wooden folding shutter doors to front.

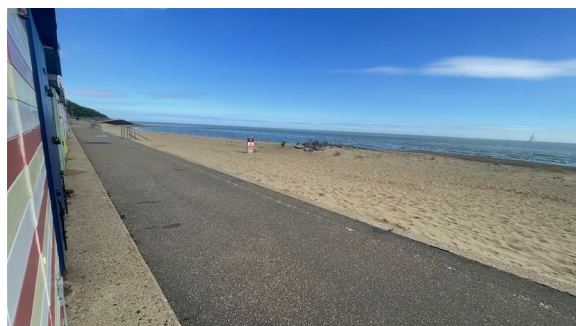
BEACH HUT FRONT



INTERNAL VIEW



BEACH VIEWS



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) - £323.33 for local residents and £652.19 for non-local residents.

RS 0926

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.

Particular Disclaimer

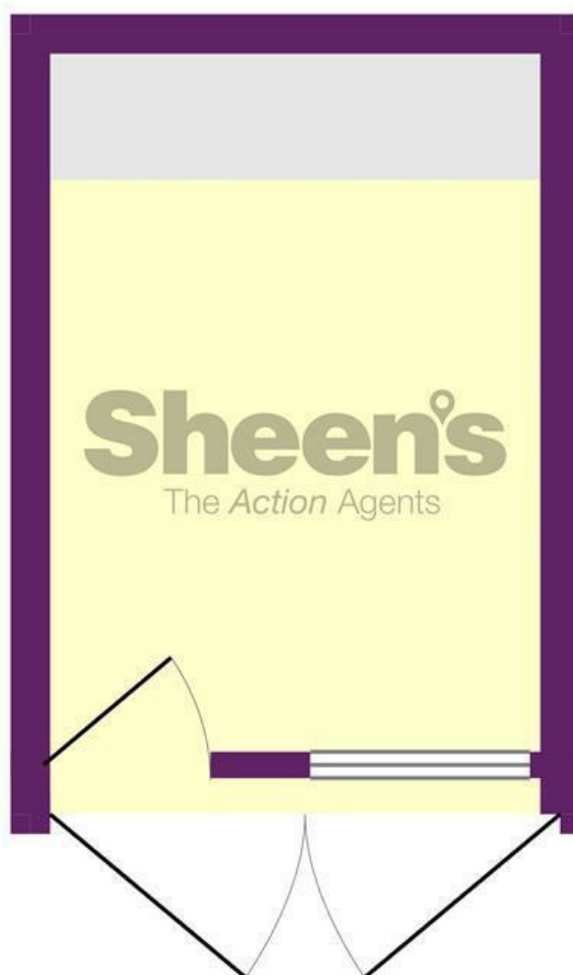
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
93 sq.ft. (8.6 sq.m.) approx.



TOTAL FLOOR AREA : 93 sq.ft. (8.6 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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Selling properties... not promises

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Sheen's
The Action Agents