



Beach Hut, Kings Parade Holland-on-Sea, CO15 5TB

Sheens Estate Agent's are delighted to offer for sale this well-positioned BEACH HUT, located in the popular coastal area of Holland-on-Sea. Situated in the sought-after 'G' section of Holland Sea Front, the beach hut benefits from direct access to the recently regenerated sandy beaches, as well as stunning panoramic sea views. With its prime seafront position and uninterrupted coastal outlook, this beach hut offers an ideal opportunity to enjoy relaxing days by the sea in one of Holland-on-Sea's most popular locations.

- 11'8 x 7'11 Beach Hut
- Direct Sea Views
- Viewing A Must
- Located in 'G' Section
- Direct Access To Beach



Price £32,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

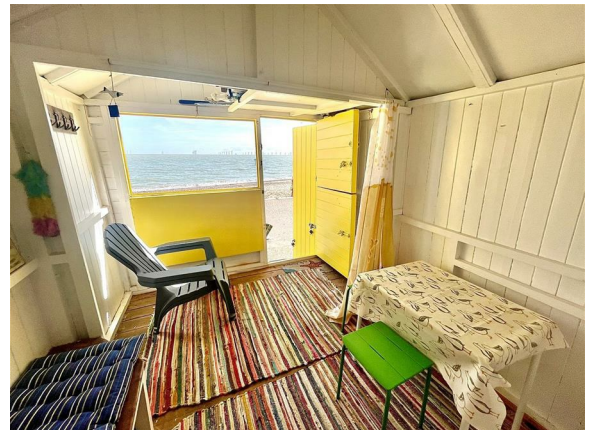
BEACH HUT FRONT



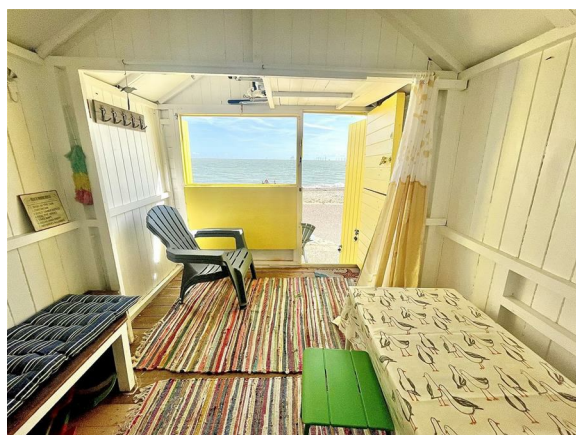
BEACH HUT

11'8 x 7'11

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



INSIDE VIEW



BEACH FRONT VIEW



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).

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.

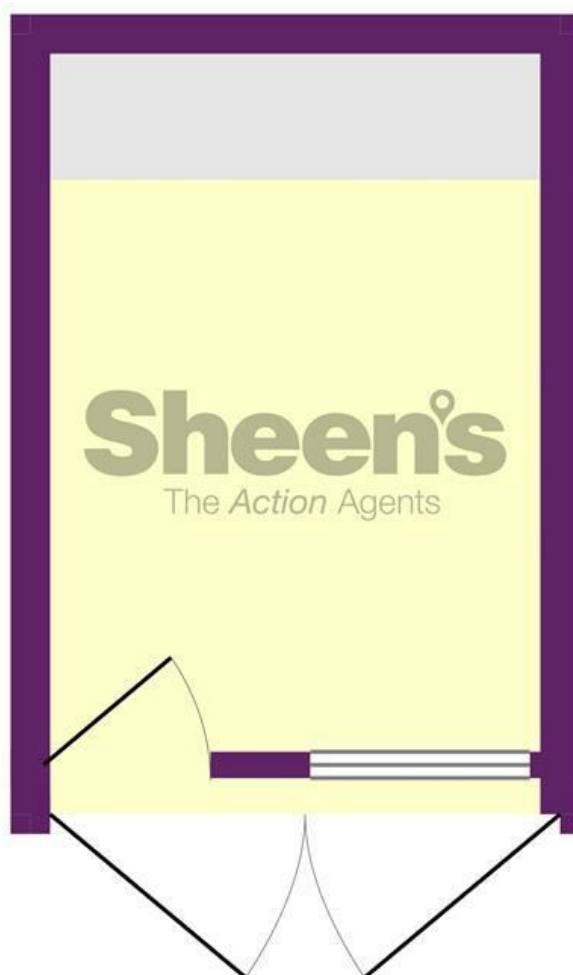
Particular Disclaimer

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