



## The Leas Frinton-On-Sea, CO13 9NN

\*\*\* STUNNING VIEWS \*\*\* Situated in the sought after quiet area in Frinton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this timber constructed SECOND ROW BEACH HUT. The hut benefits from long distance sea views, is conveniently positioned within one and half miles of Frinton's mainline railway station and Connaught Avenue with its shopping amenities.

- Second Row
- 11'9" x 8' Beach Hut
- Sought After Area
- Elevated Sea Views
- Wooden Decking Area
- Frinton-on-Sea
- Close to Amenities
- Keys to View



**Price £35,000 Leasehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Steps leading to front balcony with access to beach hut via stable door:

### Beach Hut

11'9" x 8'

Stable door. Window hatch. Freestanding cabinet with storage housing gas supply for cooker. Lockable double doors providing access to main section of hut. Two bench seats with storage under. Freestanding cooker with four ring gas hob. Additional freestanding cabinet providing further storage. Foldable table. Assortment of kitchen and beach equipment to remain.





## Outside Front



ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

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

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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

