



High Wall Frinton-on-Sea, CO13 9AS

Situated in the sought after position on Frinton's seafront, offering ELEVATED SEA VIEWS, Sheen's Estate Agents are pleased to offer for sale this SECOND ROW BEACH HUT. The hut is conveniently located within 50 metres of a fresh water supply and within approximately 250 metres of public toilets. The beach hut is perfectly positioned within yards of the slope down from the 'Greensward' and is within a short stroll of Frinton's mainline railway station and Connaught Avenue with local shopping amenities.

- 11'4" x 7'3" Second Row Beach Hut
- Timber Constructed
- Well Presented Throughout
- Fitted Kitchen Worktop & Storage Cupboards
- Fitted Seating With Further Storage
- Kitchen & Beach Equipment To Remain
- Sought After Position
- Frinton-on-Sea
- Close To Amenities



Price £21,000 Non-traditional

Accomm comprises with

Accommodation comprises with approximate room sizes:-

Bi folding storm door. Steps leading to stable door giving access to:

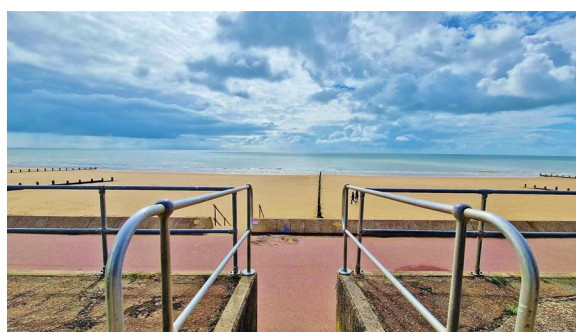
Beach Hut

11'4" x 7'3"

Fitted storage cupboards at eye and floor level. Fitted rolled top work surface with cooker to remain. Corner display shelving. Fitted seating. Kitchen and beach equipment to remain. Bi-folding opening window to front.



Outside 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).

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.

JAF 0524

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.

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



Selling properties... not promises

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Sheen's
The *Action* Agents

