



## Eastcliff Walton-on-the-Naze, CO14 8LN

Situated on the popular Eastcliff Promenade in Walton-on-the-Naze and offering UNINTERRUPTED SEA VIEWS, Sheen's Estate Agents are delighted to bring to the market this spacious second row beach hut. The hut is conveniently positioned a short stroll from public parking spaces, local cafe and is within half a mile of Walton's pier, town centre and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Second Row
- Private Balcony
- Sought After Area
- Eastcliff Promenade
- Close to Ammenities
- Walton-on-the-Naze
- Stunning Sea Views
- Keys to View



**Price £22,000 Non-traditional**

### Accommodation comprises -

The accommodation comprises approximate room sizes:

#### Beach Hut:-

Storm doors. Stable door. Window hatch offering uninterrupted sea views. Fitted rolled edge work surface with cupboards under. Fitted shelving. Fitted Seat with storage under. Assortment of kitchen and beach equipment to remain.



### Outside Front:-

Private wooden balcony area providing stunning sea 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).

### TAL/0406

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](http://www.sheens.co.uk).

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.

### Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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## Selling properties... not promises

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**Sheen's**  
The Action Agents

