



High Wall Frinton-On-Sea, CO13 9DN

Sheens Estate Agent are delighted to offer for sale this FRONT-ROW beach hut, commanding stunning UNINTERRUPTED SEA VIEWS. Situated in a highly sought-after position just moments from the 'Greensward' and Connaught Avenue, the hut is perfectly placed to enjoy FRINTON-ON-SEA'S charming cafes, shops and local amenities. Offering a blank canvas internally, this beach hut presents a rare opportunity for a discerning purchaser to create a beautifully personalised coastal retreat in one of the areas most desirable seafront locations.

- Front Row
- 'Sort After' Location
- Frinton-On-Sea
- Close To Fresh Water Supply & Toilets
- Close To Amenities & Greensward
- Close To Mainline Railway Station
- Direct Sea Views



Price £38,000 Non-traditional

Accommodation comprises -

The accommodation comprises approximate room sizes:

Steps Leading To:-

Beach Hut

Fitted Steps. Wooden stable door. This hut is separated into two areas. The front area of the hut offers a seating area with a large opening window with stunning sea views. Further two windows and an opening to the Dining/Kitchen Area. Vinyl Flooring throughout.

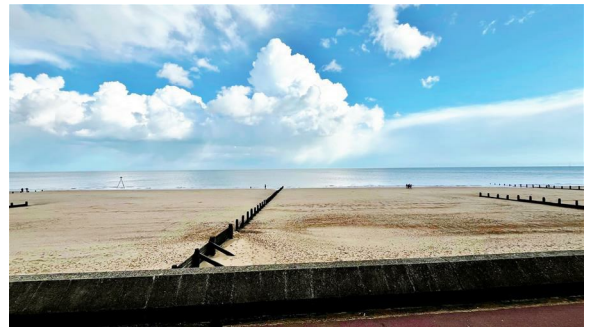


Kitchen/Dining Area

Fitted seating along the side offering under seat storage. Work surface with storage cupboards under.



Outside 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/0326

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.

Disclaimer - wide angle lens etc.

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.



Selling properties... not promises

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The *Action* Agents

