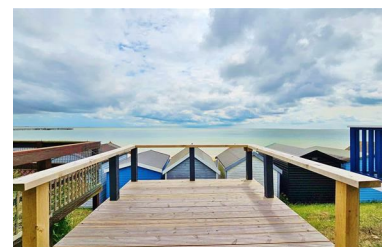
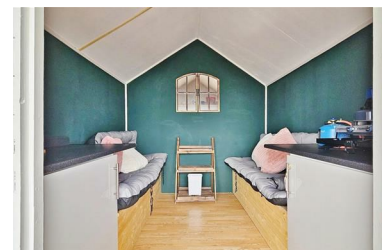
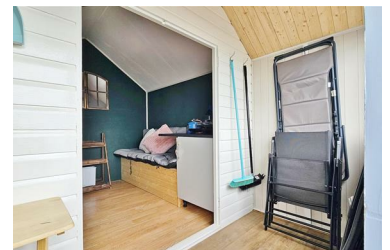




## Southcliff Walton On The Naze, CO14 8ER

Situated on the Walton Seafront and benefiting from ELEVATED SEA VIEWS, Sheen's Estate Agents have the pleasure in offering for sale this well presented fourth row BEACH HUT. The hut is located within a few hundred metres of public toilets, fresh water supply and is within a quarter of a mile of Walton's town centre, the pier and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- Fourth Row
- Elevated Sea Views
- Decking Area
- Kitchen Equipment to Remain
- Close to Cafe
- Close to Water Supply
- Keys to View

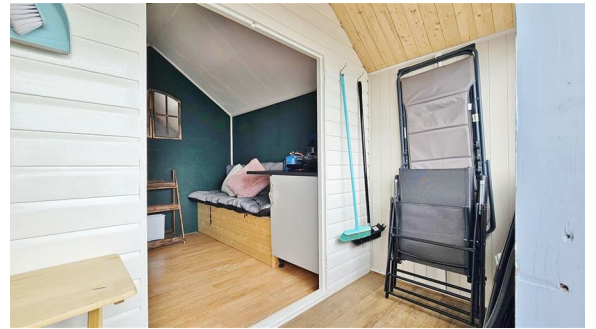


**Price £25,000 Leasehold**

Accommodation comprises with approximate room sizes:-

### Beach Hut

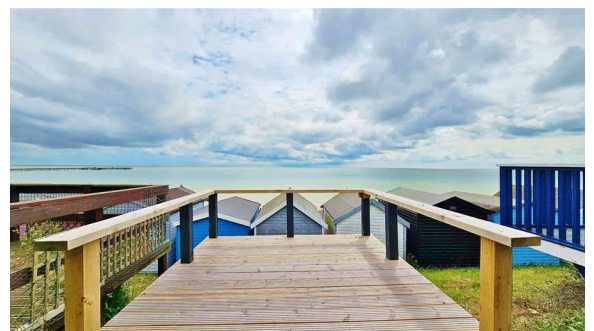
Stable Door. Opening window hatch. Fitted seating with storage space under. Fitted kitchen work surfaces with storage cupboards under.





### Outside

Paving area. Decking area for seating. Elevated sea views.



### JD/08.25

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.

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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.

### Lease info

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



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## Selling properties... not promises

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

