



Eastcliff Promenade Walton-on-the-Naze, CO14 8HY

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 timber constructed, spacious FRONT 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.

- Premium Front Row Position
- Upgraded Storm Doors (2025)
- Last Painted 2026
- New side (2026)
- Built-in Internal Storage
- Close to Cafe, Toilets and Fresh Water Supply
- Parking Nearby
- Uninterrupted Sea Views



Price £44,000 Non-traditional

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The accommodation comprises approximate room sizes:

Beach Hut

Storm doors (upgraded in 2025). Stable door. Window door providing stunning sea views. Fitted work surface with cupboards under and above. Inset stainless steel bowl and drainer unit. Vinyl flooring. Beach hut equipment to remain. Last painted 2026. New side (2026). Spacious loft for umbrellas, windbreaks, inflatables, bodyboards. Uninterrupted view of the sea. Site Licence fee paid until 31.3.2027



Outside Views



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Location

Eastcliff Beach: between Jubilee Beach Public Toilets and Hipkin's Tea Rooms.

Parking: Free parking in Cliff Parade (behind toilets) or Florence Road, Beatrice Road, Percival Road and Green Lane or nearby Hipkin's Tea Rooms Car Park is currently £5 per day.

Access to beach hut is via steps/slope from Cliff Parade or steps/slope from Hipkin's Tea Rooms car park.

Hipkin's Tea Rooms with outside seating : 26 huts away

Jubilee Beach Public Toilets including disabled (key held) 15 huts away

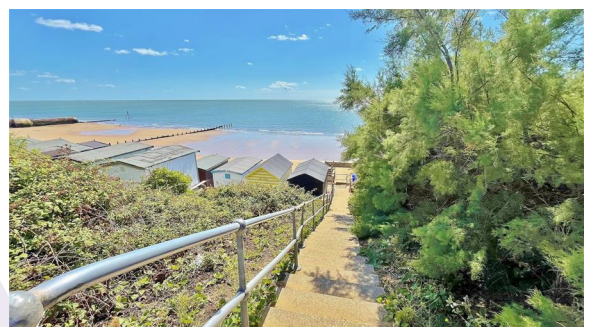
Steps to beach: 15 huts down (ladder provided to access beach from promenade)

Nearest Water Tap : 9 huts away

Jubilee Grounds and children's playground located behind huts

Last Fisherman Café : approximately 0.3 mile walk along promenade (East Terrace)

0.9 miles away from Walton Pier (flat, traffic-free walk along seafront)



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).

DH/08.26

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

