



## The Leas Frinton-on-Sea, CO13 9NN

\*\*\*FRONT ROW \*\*\* Situated in the sought after quiet area in Frinton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this timber constructed FRONT ROW BEACH HUT. The hut benefits from direct sea views, located in dog friendly area, it comes fully equipped (as seen), has had a brand new roof 3 years ago and is conveniently positioned within one and half miles of Frinton's mainline railway station and Connaught Avenue with its shopping amenities.

- 11'07" x 7'11" Beach Hut
- Front Row
- Elevated Sea Views
- Sought After Location
- Frinton-on-Sea
- Front Decking with Storage
- Close to Amenities and Mainline Railway Station
- Keys to View
- Dog Friendly Area
- New Roof Fitted 3 Years Ago

Price £40,000 Freehold



Accommodation comprises with approximate room sizes:-

### Steps leading to:

Anti-slip steps leading to front balcony with a locked storage compartment under and access to beach hut via stable door:

### Beach Hut

Window hatch with bi-folding window. Fitted rolled edge work surface with storage under. Inset stainless bowl sink drainer unit. Two ring portable gas stove. Corner bench with further storage underneath. Privacy curtain. Beach and kitchen equipment to remain.



## 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).

## DH 0525

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).

## 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.

---

---

## Selling properties... not promises

⌚ 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
⌚ 01255 852555   ✉ frinton@sheens.co.uk   🌐 sheens.co.uk

**Sheen's**  
The Action Agents