



## Southcliff Walton-on-the-Naze, CO14 8JQ

Situated directly on Walton Seafront, Sheen's Estate Agents are delighted to offer for sale this STUNNING, well maintained, character filled FRONT ROW BEACH HUT. The beach hut benefits from DIRECT SEA VIEWS and is conveniently located in the immediate proximity of both the promenade and beach. Also located within a few hundred yards are Walton's town centre, mainline railway station with links to London Liverpool Street and Pier. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate this beach hut on offer.

- Beautifully Presented
- Direct Sea Views
- Character Filled
- Close to Pier
- Close to Toilets
- Close to Water Supply
- 'Sort After' Location
- Keys to View

**Price £40,000 Leasehold**



Accommodation comprises with approximate room sizes:-

Steps leading to:

### Outside - Front

Ample room outside the hut on the promenade for a table, chairs and deck chairs. Very easy access to the pier but far enough away so not disturbed by the noise and crowds, easy access to the toilets. 20 flat steps to the beach, 15 steps to the water tap and 100 meters to the boardwalk café.





## Beach Hut

Storm shutters. Stable door. Wood effect rolled edge work surface with storage cupboards under. Fitted seating with storage space under. Vinyl flooring. Window opening with direct sea views.



## Alternative Views



## Outside Views



## DH/04.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

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## Selling properties... not promises

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