



Eastcliff Walton-on-the-Naze, CO14 8PX

*** STUNNING VIEWS *** Situated in the costal town of Walton-on-the-naze, Sheens Estate Agents have the pleasure in offering for sale this SECOND ROW BEACH HUT. The beach hut is conveniently located directly on Walton's seafront and is within half a mile of Walton's pier, town centre and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- 11'11" x 8' Beach Hut
- Second Row
- Private Balcony
- Sought After Area
- Eastcliff Promenade
- Walton-on-the-Naze
- Close to Ammenities
- Close to Steps
- Keys to View

Price £35,000 Non-traditional



DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Steps leading to:

Beach Hut

11'11" x 8'

Storm shutters which double as windbreakers. Stable door. Window hatch. Lino flooring. Fitted shelving. Kitchen unit with storage space under. Tiled splashback. 2 ring camping stove with gas supply under. Assortment of kitchen and beach equipment to remain.



Outside Front

Private wooden balcony area providing long distance sea 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).

OP 0522

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.

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

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Sheen's
The Action Agents