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

Sheen's
The *Action* Agents

Low Wall
Frinton-On-Sea, CO13 9DN

RARE OPPORTUNITY Situated on the FRONT ROW of Frinton's seafront is this timber constructed BEACH HUT. This hut is conveniently located approximately 100 yards from a fresh water supply and public toilets. The steps down to both the seafront promenade and beach are also located in an immediate proximity to the hut. It is conveniently positioned close to Frinton's famous greensward and clock tower, WC's, water tap and free parking spaces on The Esplanade.

- Sought After Low Wall Location
- Front Row
- Direct Sea Views
- Frinton-on-Sea
- Very Easy Access to Beach
- Close to Mainline Railway Station
- Close to Amenities
- Keys to View

Price £45,000 Non-traditional

Steps Leading to:

Beach Hut

Bi-folding storm doors. Stable doors. Swinging window to front. Hardwood flooring. Fitted storage cupboards with rolled edge work surfaces. Fitted seating with storage under. Kitchen equipment to remain.

Outside Views

DH/05.26

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.

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).

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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES

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