



Southcliff Walton-on-the-naze, CO14 8JQ

Situated on the Walton Seafront and benefiting from PANORAMIC sea views with PRIVATE DECKING AREA, Sheen's Estate Agents are pleased to offer for sale this FOURTH ROW BEACH HUT. The hut is located within few hundred metres of public toilets, fresh water supply and is within a quarter of a mile of Walton's town centre, the pier and the mainline railway station with links to London Liverpool Street.

- Elevated Sea Views
- Nearby Toilet Facilities For Added Convenience
- Close To Water Supply
- Sought After Position
- Within Walking Distance Of Walton-on-the-Naze Train Station
- Close To Amenities



£12,500 Non-traditional

Accommodation comprises with approximate room sizes:-

Steps leading to:-

Shared communal area with steps leading to:- Private wooden decked area providing outside space for seating boasting stunning sea views.



Beach Hut

Fitted steps. Stable door. Window hatch opening providing stunning sea views. Fitted squared edge work surfaces with storage cupboards under. Tiled splashback. Wooden Flooring.



Outside - Front

Elevated 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).

TAL/02.26

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

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

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

Sheen's
The Action Agents

