



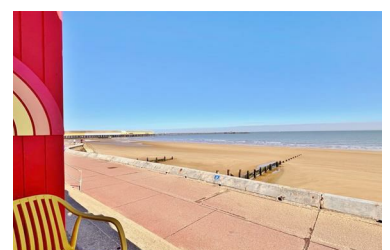
Southcliff Walton-on-the-Naze, CO14 8ER

****Immaculate FRONT ROW Beach Hut - Featured on Interior Design Masters****

Previously featured on Interior Design Masters – Series 2, Episode 5, this immaculate front row beach hut has undergone a stylish interior makeover and is now proudly offered for sale by Sheens Estate Agents. Ideally situated on WALTON-ON-THE-NAZE seafront, the beach hut benefits from being just moments from the steps leading down to both the promenade and beach, making it perfectly positioned for enjoying the seaside. Walton town centre, the mainline railway station offering links to London Liverpool Street, and the popular Walton Pier are all conveniently located within a few hundred yards. The hut has been beautifully presented and, in the valuer's opinion, an internal inspection is highly recommended to fully appreciate the quality, presentation and fantastic position this beach hut has to offer.

- Front Row
- Featured on 'Interior Design Masters'
- Sought After Location
- Walton-on-the-Naze
- Close to Amenities and Pier
- Southcliff Promenade
- Unique Opportunity
- Keys to View

Price £38,000 Non-traditional



Accommodation comprises -

The accommodation comprises approximate room sizes:

Beach Hut

Storm shutters. Windbreakers. Bi-folding double doors. Storage cabinet. Fitted shelving. Partition walls featuring stain glass windows with curtain rail perfect to be used as a changing area. Two benches with storage compartments under. Wall-mounted 'Easel table'. Assortment of table and chairs to remain. Beach equipment to remain. Kitchen equipment to remain.



Addition View



Outside Front



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/09

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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