



Pier Approach Walton On The Naze, CO14 8EA

*** BEAUTIFUL SEA VIEWS ***

Situated on the Walton Seafront and benefiting from far reaching sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, 2015 build, second row BEACH HUT. The hut is located within a 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 mainline railway station with links to London Liverpool Street.

- 12' x 7'6" Beach Hut
- Second Row
- Beautiful Sea Views
- Built 2015
- Walton-on-the-Naze
- Close to Station and Pier
- Close to Town Centre
- Private Car Park
- Ground Rent Paid Until 1st January 2025
- Keys To View

Price £15,500

Non-traditional



Accommodation comprises with approximate room sizes:-

Steps leading to:

Beach Hut

12' x 7'6"

Stable door. Work surface with storage cupboards under. Dining table and chairs to remain. Kitchen and coffee table with storage to remain. Window to front. Wooden decking area to the front with elevated sea views.

Alternate 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).

JAF 0124

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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The *Action* Agents

