



## High Wall Frinton-on-Sea, CO13 9DN

Situated in the sought after position on Frinton's seafront, Sheen's Estate Agents are pleased to offer for sale this SECOND ROW BEACH HUT. The hut is conveniently located within 50 metres of a fresh water supply and within approximately 250 metres of public toilets. The beach hut is perfectly positioned within yards of the slope down from the 'Greensward' and is within a short stroll of Frinton's mainline railway station and Connaught Avenue with local shopping amenities.

- 'Sort After' Location
- Frinton-on-Sea
- Fitted Kitchen Worktop & Storage Cupboards
- Close to Amenities & Greensward
- Second Row
- Keys to View
- Close to Fresh Water Supply & Toilets
- Dog Friendly Area
- New Foundation with New Block Pillars 2020



**Price £18,000 Non-traditional**

Accommodation comprises with approximate room sizes:-

Steps Leading To:



## Beach Hut

Stable door. Window opening with sea views. Fitted work surface with cupboards under. Gas stove. Fitted seating areas with storage space under. Vinyl flooring. Everything to remain.



## Outside 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).

## DH 0825

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](http://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

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taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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## Selling properties... not promises

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**Sheen's**  
The Action Agents

