



Eastcliff Walton On The Naze, CO14 8PX

*** STUNNING VIEWS *** Situated in the coastal town of Walton-on-the-Naze, conveniently positioned between the kiosk and toilet block, Sheens Estate Agents have the pleasure in offering for sale this recently refurbished FRONT ROW BEACH HUT. The beach hut is located directly on Walton's seafront, is within easy access for parking and half a mile of Walton's pier, town centre and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- 11'9" x 7'7" Beach Hut
- Front Row
- Eastcliff Promenade
- Walton-on-the-Naze
- Stunning Sea Views
- Close to Amenities
- Keys to View



Price £35,000 Non-traditional

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Steps leading to:

Beach Hut

11'9" x 7'7"

Stable door. Window Hatch which has been screwed shut for winter security. Kitchen unit with dark wood rolled edge worktop and storage under. Inset stainless sink bowl. Two benches with storage under. Fitted shelving. Fold-away table.

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).

OP 0722

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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