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

Sheen's
The *Action* Agents



Pier Approach

Walton-on-the-Naze, CO14 8EA

*** STUNNING VIEWS *** Situated on the Walton Seafront and benefiting from long distance sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, 2015 build, fourth row BEACH HUT. The hut is located seconds from a private car park available to owners on this site only, 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.

- 11'5" x 7'6" Beach Hut
- Elevated Sea Views
- Private Decking
- Walton-on-the-Naze
- 2015 Build
- Easy Access to Private Car Park
- Close to Walton Pier and Station
- Viewing Advised
- Keys to View







Price £20,000 Non-traditional

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Steps leading to:

Beach Hut

11'5" x 7'6"

Storm shutters. Stable door. Window hatch with removable perspex and privacy netting. Overhead storage. Bench seating with storage under. Modern kitchen unit with square edge worksurface and storage under. Fitted shelving. Freestanding table and chairs. Assortment of kictchen and beach equipment to remain. Assortment of outside furniture to remain.







Outside Front

Private wooden decking area to the front with 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).

OP 0922

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

The Property Ombudsman SALES

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