



Pier Approach Walton-on-the-Naze, CO14 8ER

*** STUNNING VIEWS *** Situated on Walton Seafront and benefiting from long distance sea views, Sheen's Estate Agents have the pleasure in offering for sale this well positioned and well presented, THIRD 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.

- Third Row
- Wooden Decking Providing Seating Area
- Long Distance Sea Views
- Well Presented
- Private Development
- Close to Walton Pier & Other Amenities
- Private Communal Parking
- Keys to View



Price £22,500 Leasehold

Accommodation comprises with approximate room sizes:-

Steps leading to:



Beach Hut



ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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).

JD 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.

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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Sheen's
The *Action* Agents

