

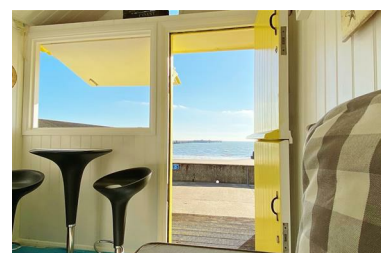
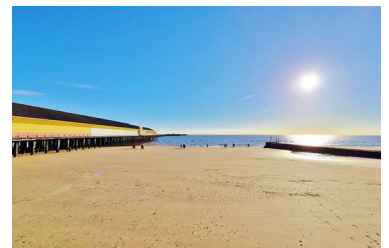


## Pier Approach Walton-on-the-Naze, CO14 8ES

\*\*\*FRONT ROW \*\*\* BEAUTIFUL SEA VIEWS \*\*\*SHOW HUT CONDITION\*\*\*

Situated on the Walton Seafront and benefiting from direct sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, 2015 build, front 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.

- Front Row
- Direct Sea Views
- Walton-on-the-Naze
- Close to Station & Pier
- Close to Town Centre
- Private Car Park
- Built In 2015
- Wooden Decking Area Providing Seating Area



**Price £27,500 Non-traditional**

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## Pier Approach, Walton-on-the-Naze, CO14 8ES

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Accommodation comprises with approximate room sizes:-

INTERNAL PHOTOGRAPHS AND DETAILS TO FOLLOW.

Steps leading to:





### Beach Hut

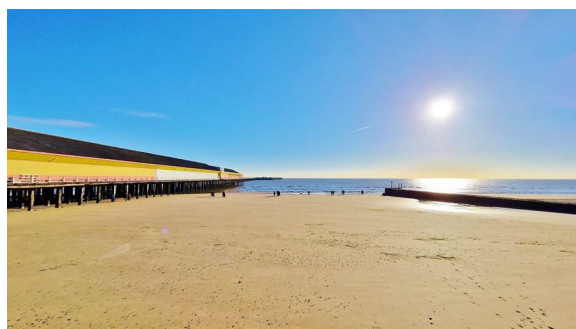
Storm shutters. Stable door. Raised wooden decking area providing space for seating. Pull up window hatch. Overhead storage. Bench seating with storage under. Modern kitchen unit with square edge work surface and storage under. Fitted shelving. Freestanding table and chairs. Portable countertop oven.



Alternate Beach Hut View



### 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).

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## DH 1024

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 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

