



Southcliff Walton-on-the-Naze, CO14 8ER

Situated in an elevated THIRD ROW position benefiting from direct SEA VIEWS with private decking area, Sheen's Estate Agents have the pleasure in offering for sale this well presented, individually designed BEACH HUT. This much loved hut is perfectly positioned within a stones throw 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.

- Stunning Direct Sea Views
- Front Decked Balcony
- Third Row Beach Hut
- Close To Amenities
- Walton-on-the-Naze
- Southcliff Promenade
- Close To Water Supply
- Keys to View



Price £24,000 Non-traditional

Accommodation comprises -

The accommodation comprises approximate room sizes:

Beach Hut

Wooden stable door. Built in seating area with storage under. Fitted fold down table. Two freestanding units with an assortment of cutlery, Kitchen and beach equipment to remain. Private decking area.

Outside Front



Additional 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).

Although the hut is positioned as 41C, third row, it benefits from an unusual and highly desirable position, as there is no second row of beach huts directly in front. With only the first row between the hut and the sea, it enjoys far more open views and a better outlook than would typically be expected from a third-row hut.

TAL/09

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

