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Sheen's
The *Action* Agents

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

*** BEAUTIFUL SEA 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, fifth row BEACH HUT. This hut boasts a large entertaining decking area at the front, and 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.

- Built 2015
- Close To Walton Pier And Station
- Beautiful Elevated Sea Views
- Large Front Decking
- Easy Access to Private Car Park
- Close To Town Centre
- Fifth Row
- Within 100 Metres To Refreshment Kiosks & Public Toilets

Price £21,500 Non-traditional

Accommodation comprises -

The accommodation comprises approximate room sizes:

Beach Hut:-

Storm door. Stable door. Window hatch with elevated sea views. Overhead storage. Bench seating with storage under. Modern kitchen unit with square edge worksurface and storage under. Inset stainless steel circular sink bowl. Fitted shelving. Freestanding table and chairs. Assortment of kitchen and beach equipment to remain.

Alternative Pictures:-

Outside Front:-

Private wooden decking area to the front with elevated sea views.

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).

TAL/0426

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.