



## Pier Approach Walton On The Naze, CO14 8ER

\*\*\* FEE'S PAID UNTIL END OF THE YEAR\*\*\*

Situated on Walton Seafront and benefiting from elevated sea views, Sheen's Estate Agents have the pleasure in offering for sale this beautifully presented, fourth row BEACH HUT. The hut benefits from a raised outside wooden decking area providing a chance for seating, fitted chairs with storage space under and is conveniently 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. This beach hut is an ideal investment with an adjacent hut for sale opening up to family and friends. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the beach hut on offer.

- Fourth Row
- Stunning Sea Views
- Wooden Decking Area Providing Seating Area
- Car Park & Management Fee's Paid until end of 2025
- Close to Water Supply
- Close to Walton Pier
- Walton-on-the-Naze
- Professionally Maintained Annually to a High Standard
- Adjacent Hut's Opportunity
- Keys to View



**Offers In The Region Of £19,000 Leasehold**

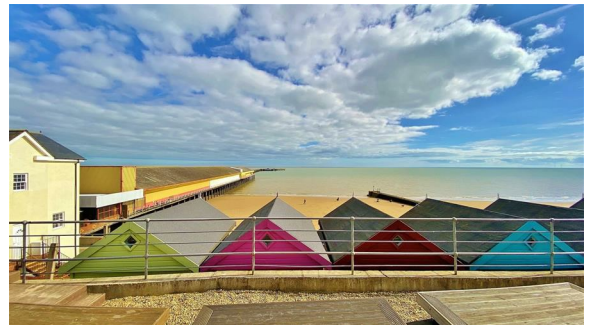
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Accommodation comprises with approximate room sizes:-

Steps leading to:



### Beach Hut

Stable door. Raised wooden decking area providing space for seating. Pull up window hatch. Transparent moveable window providing stunning sea views. Fitted seating with storage space under. Fitted corner seating with storage space under. Gazebo included. Fitted wooden rolled edge work surface with cupboards under. Vinyl flooring. Featured porthole window with shelving space under.



### 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 0324

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

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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

