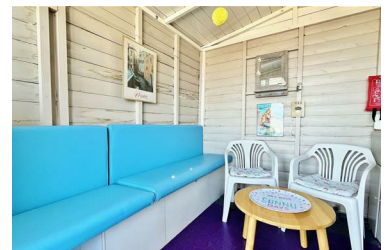




Southcliff Walton-on-the-Naze, CO14 8JQ

Situated on the Walton Seafront and benefiting from PANORAMIC sea views, Sheen's Estate Agents are pleased to offer for sale this FOURTH ROW BEACH HUT. The hut is located within 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 the mainline railway station with links to London Liverpool Street.

- Front Decked Balcony
- Elevated Sea Views
- Close to Toilets
- Close to Fresh Water Supply
- Close to Shops and Amenities
- Walton-on-the-Naze
- Keys to View



Price £25,000 Non-traditional

Accommodation comprises with approximate room sizes:-

Steps Leading To:



Beach Hut

This hut is separated into two areas. The front area of the hut offers a seating area with a large opening window with stunning sea views. Further two glazed windows and an opening to the Dining/Kitchen Area.



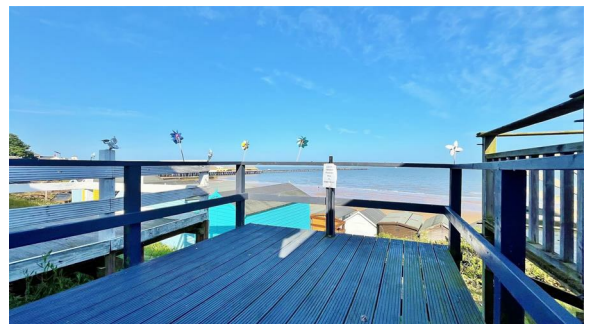
Kitchen/Dining area

Fitted seating along the side offering under seat storage. Fitted work surfaces with storage shelves and fitted cupboards under. Cooker to remain. Kitchen equipment to remain.



Wooden Decking

Wood decked area providing outside space for seating boasting stunning sea views.



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).

DH 0625

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

