149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
01255 852555 frinton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



The Leas
Frinton-on-Sea, CO13 9NN

** THE LEAS - FRONT ROW ** Situated in the sought after location on 'The Leas' at Frinton's Seafront, Sheen's have the pleasure in bringing to market this BEACH HUT on the FRONT ROW. Offering uninterrupted DIRECT SEA VIEWS and located conveniently within a stones throw of a fresh water supply and the access pathway leading down form the 'Greensward' this is a beach hut not to be missed and an early viewing is strongly advised.

- Front Row
- Sought After Location
- Direct Sea Views
- Well Presented
- Frinton-on-Sea
- Close To Fresh Water Supply
- Close to Amenities and Mainline Railway Station
- Keys To View







Price £22,000 Non-traditional

Accomm comprises with

Accommodation comprises with approximate room sizes:-

Steps leading to raised wood standing area leading to:

Beach Hut

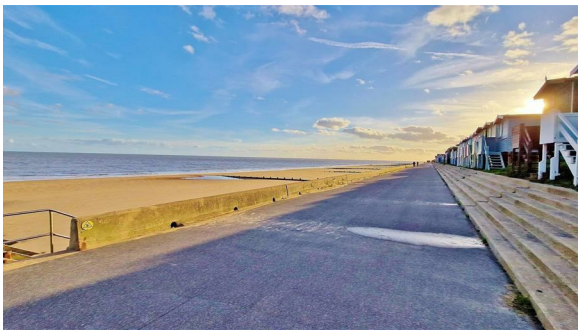
Wooden stable doors. Rolled edge work surface. Wall mounted storage cabinets.

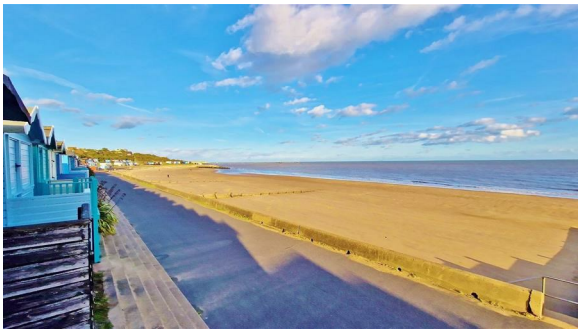






Outside - Front View







JAF 1123

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.

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).

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

149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
01255 852555 frinton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES

naea | propertymark PROTECTED