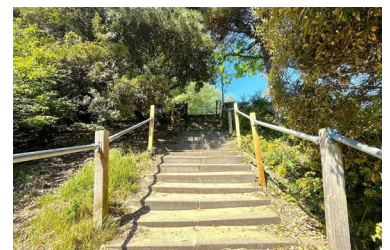




## High Wall Frinton-on-Sea, CO13 9DN

Situated in the sought after position on Frinton's seafront, Sheen's Estate Agents are pleased to offer for sale this FRONT ROW BEACH HUT. The hut is conveniently located within 50 metres of a fresh water supply and within approximately 250 metres of public toilets. The beach hut is perfectly positioned within yards of the slope down from the 'Greensward' and is within a short stroll of Frinton's mainline railway station and Connaught Avenue with local shopping amenities.

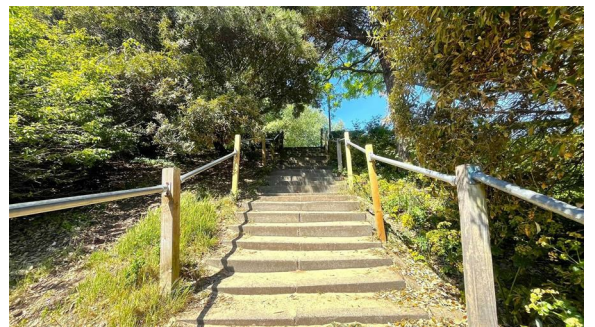
- 'Sought After' Location
- Front Row
- Elevated Sea Views
- Close to Amenities & Greensward
- Close to Fresh Water Supply & Toilets
- Dog Friendly Area
- Frinton-on-Sea
- Keys to View



**Price £30,000 Freehold**

The accommodation comprises approximate room sizes:

Steps leading to:



### Beach Hut

Fitted Steps. Wooden stable door. 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 windows and an opening to the storage area with fitted shelves and storage cupboards.



## 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/04.26

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

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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).



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## Selling properties... not promises

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

**Sheen's**  
The Action Agents

