



## The Leas Frinton-on-Sea, CO13 9NN

\*\*\*FRONT ROW \*\*\* Situated in the sought after quiet area in Frinton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this timber constructed FRONT ROW BEACH HUT. The hut benefits from elevated direct sea views and is conveniently positioned within one and half miles of Frinton's mainline railway station and Connaught Avenue with its shopping amenities. It is in the valuer's opinion that an early viewing is highly advised to avoid disappointment.

- Front Row
- Direct Sea Views
- Frinton-on-Sea
- Desirable Location
- Close to Amenities
- Keys to View



Price £39,995 Non-traditional

## D Details - Not yet approved

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### Accomm comprises with

Accommodation comprises with approximate room sizes:-

Steps leading to:



### Beach Hut

Steps to beach hut. Stable door. Under stairs storage cupboard. Granite effect rolled edge work surface with storage cupboards under. Fitted seating with storage space under. Vinyl flooring. Window opening with direct 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).

## JD 0822

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 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