



The Leas Frinton-On-Sea, CO13 9NN

**** THE LEAS - SECOND 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 SECOND ROW. Offering STUNNING SEA VIEW, a blank canvas internally to create a beautifully personalised Hut. Located conveniently within a short distance to a fresh water supply and the access pathway leading down form the 'Greensward'. Further enhancing the appeal, Tendering District Council recently has replaced the supporting stanchions, ensuring improved stability and peace of mind for years to come. This is a beach hut not to be missed and an early viewing is strongly advised.

- **Second Row**
- **'Sought After' Location**
- **Frinton-On-Sea**
- **Close To Fresh Water Supply & Toilets**
- **Close To Amenities & Greensward**
- **Beautiful Elevated Sea Views**
- **Under A Mile From Frinton-On-Sea Mainline Railway Station**
- **Keys To View**



Price £30,000 Non-traditional

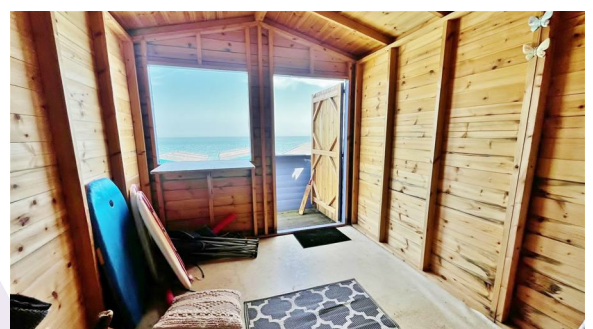
Accommodation comprises -

The accommodation comprises approximate room sizes:



Beach Hut:-

Stable door. Window hatch. Fitted worktop unit with storage under. Fold away table. Fitted shelving. All contents included.



Outside Front :-



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).

TAL/06.26

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 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.

Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal 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

