



## Southcliff Walton-on-the-Naze, CO14 8ER

Situated on the Walton Seafront and benefiting from long distance sea views, Sheen's Estate Agents are pleased to offer for sale this THIRD 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.

- 12' x 7'10" Beach Hut
- Front Decked Balcony
- Close to Toilets
- Close to Fresh Water Supply
- Close to Town Centre
- Distant Sea Views
- Walton-on-the-Naze
- Third Row

Price £15,495 Non-traditional



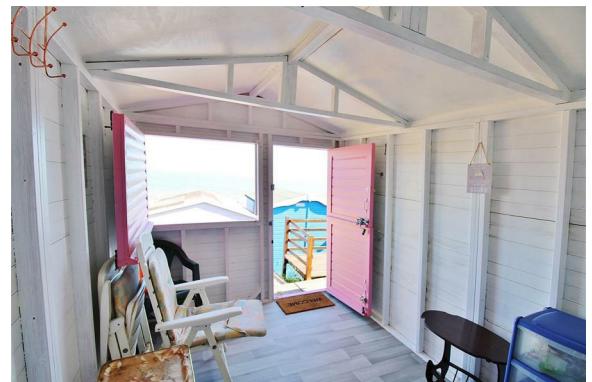
Accommodation comprises with approximate room sizes:-

Steps leading to stable door:

### Beach Hut

12' x 7'10"

Fitted rolled edge work surface. Opening window to front.



### Outside - Front

Front decked seating area.



## 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).

## JAF 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