



The Leas Frinton-On-Sea, CO13 9NN

**** THE LEAS **** 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 with elevated SEA VIEWS. The hut has benefitted from a full refurbishment in recent years, maximising space and modernising throughout. Located conveniently within a stone's throw of a fresh water supply and the access pathway leading down from the 'Greensward' this is a beach hut not to be missed and an early viewing is strongly advised.

- **Second Row With Elevated Sea Views**
- **Refurbished Throughout**
- **Sought After Location**
- **10 Meters of a Fresh Water Supply**
- **Frinton Seafront**
- **Close to Amenities and Mainline Railway Station**
- **Kitchen Equipment to Remain**
- **Keys To View**

Price £42,000 Non-traditional



Accommodation comprises with approximate room sizes:-

Steps leading to front balcony with access to beach hut via stable door:

Beach Hut

11'9" x 7'11"

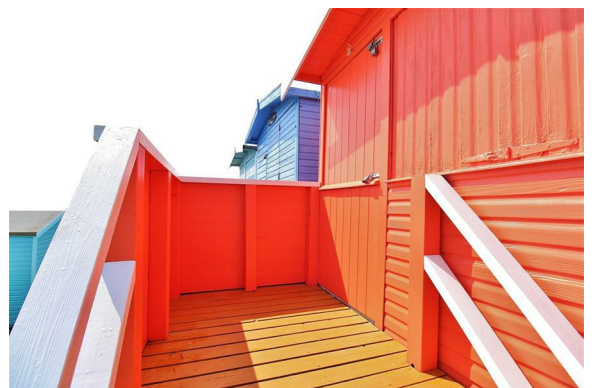
Beautifully presented throughout. Hinged opening window to front. Double sliding doors giving access to kitchen area. Wood square edge work surfaces with storage cupboards under. Fitted shelving above. Fitted seating with storage space under. Wide array of kitchen and beach equipment to remain.



Alternate Beach Hut Views



Outside - Front



Alternate Outside Front Views



Anti-Money Laundering

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Lease info

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

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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