



## Pier Approach Walton-on-the-Naze, CO14 8EA

This Beautiful Beach Hut has now been the Featured Article in the Daily Mail, twice.

For more information on the articles, go to Rightmove. Beach Hut No 32, on Pier Approach Southcliff, Walton-on-the-Naze is for sale, fully equipped and READY FOR USE NOW, for £35,000.

The outside of the hut is 12' x 8' with a 2' extended storage area over the top at the front and is situated on Walton's Seafront, on the second row of a private development, with its own secure parking in the complex. It has stunning, uninterrupted sea and beach views from the pier all the way along South Cliff promenade to Frinton. It is located 100 metres from the pier, public toilets and refreshment kiosks. The development is only 300 metres from the railway station with links to London Liverpool Street station and 400 metres from the town centre. This immaculate hut was built in December 2015 and has been owned by the current owners ever since. The hut has been painted inside and out every year in the Spring and Autumn and the decking once a year for protection.

- **12' x 8' Beach Hut**
- **Second Row**
- **Beautiful Unspoilt Sea & Beach Views From Walton Pier Along Southcliff Promenade All The Way To Frinton**
- **Built 2015**
- **Within 100 Metres of the Pier, Refreshment Kiosks & Public Toilets**
- **Within 300 Metres of the Railway Station (With Direct Links to Liverpool Street Station, London)**
- **400 Metres From the Town Centre**
- **Secure Private Car Park on Site**
- **Viewing by Appointment**
- **Featured in Mail Online**

**Price £35,000 Leasehold**



Accommodation comprises with approximate room sizes:-

Steps leading to:

## Beach Hut

12' x 8'

It benefits from having the following extras:

1 Bespoke External Security Door with 2 padlocks and with hidden integral door stop.

Split Stable Door with heavy duty internal security shoot bolts and key locks to the top and bottom doors.

The hut has fully insulated walls and roof, bespoke removable windows for the hatch and the upper stable door to keep the hut cosy when used in the winter.

2 sets of keys.

Furnishings from John Lewis, Habitat and Laura Ashley.

2 folding, adjustable reclining loungers and many extra folding chairs, sun beds and a UV Protection Sun Umbrella (for use on the decking and/or the beach).

The windbreak is for the beach and it can also be fitted around the decking.

One step up to decking.

Portable gas heater.

New Portable gas cooker ring.

Fitted work surface with storage under.

Bespoke tailor made day bed/seating, fitted fabric mattress cover fully washable with zip for removal and ample storage under.

Spare voile curtain.

Overhead storage.

Refurbished wooden decking.

All fixtures, fittings, ornaments, pictures, louvre mirror and all kitchen equipment (Extra thick toughened glass chopping boards, knives, forks, spoons, plates, mugs, kettle, cleaning equipment, etc.) paint for the beach hut, stain for the decking, beach equipment and snuggle blankets for winter use, are ALL included in the price.

It is the responsibility of the Buyer to pay the transfer fee for the Pitch Lease.



## FEATURED IN MAIL ONLINE

See 'read more' on Rightmove for links to the Mail Online articles.

## OP 0721

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).

## 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).

## 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**  
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