

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Beach Hut Holland-On-Sea, CO15 5TU

Sheen's Estate Agents are pleased to offer for sale this BEACH HUT being located directly on Holland-on-Sea's prestigious Sea Front at Holland Haven Country Park. Facilities nearby include; public conveniences, picnic area, nature walks, and country park. Positioned in a sought after location, an early inspection is highly advised to appreciate the sea views on offer.

- Panoramic Sea Views
- Holland-on-Sea Beach Front
- Direct Sea Front Location
- Located in 'J' Section



**Price £39,000 Non-traditional**

## BEACH HUT FRONT

Bi-folding protective doors. Stable door to:



### BEACH HUT INTERIOR

Laminated work surfaces with a selection of White cupboards and drawers under. Curtained/private section which can be used as a changing area or WC (portaloo not included). Fold out window providing direct sea views with fold out table under. The owner has informed us that the majority of the items in the Beach Hut will remain, please call for further details.



### VIEW



### AGENTS NOTES

The current owner has paid 2023/2024 License fees.  
There will be a £367.20 fee to issue a new license in the new owner's name.  
Please see Tendring District Council website for more details on charges and conditions.

### LE 03/23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### 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.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## Selling properties... not promises

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