



Kings Parade Holland-On-Sea, CO15 5JB

Sheens Estate Agents are pleased to offer for sale this BEACH HUT which is situated alongside Holland-on-Sea. Located in the B section. Opposite Hazelmere road for access. The beach hut is a perfect spot to relax with the regenerated seafront being within 340 metres of public toilet. An internal inspection is highly advised to appreciate the seafront views on offer.

- 11'2 x 7'4
- Direct Seafront Location
- Direct Sea Views
- Viewing advised
- Located In Section B
- 340 Metres From Public Toilets



Price £38,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

BEACH HUT

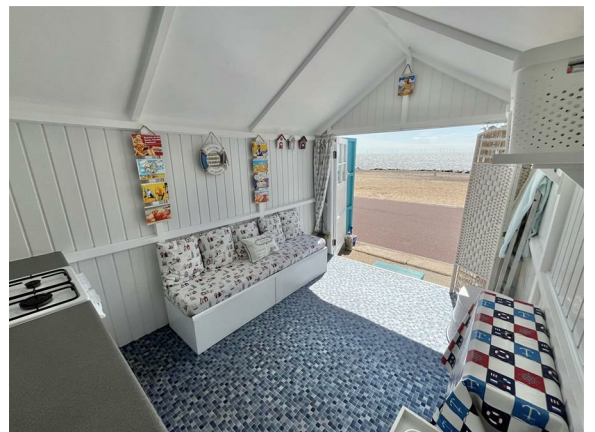
11'12 x 11'11

Double folding shutters leading to doubled paned wooden double doors. Internal view of beach hut.



INTERNAL VIEW OF BEACH HUT

Space and plumbing for cooker. Fed from Calor gas bottle.
Stainless steel sink unit.



VIEWS

Views across promenade and sea wall to beach.



JB 05/25

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 between £50-£150 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

AGENTS NOTE

Beach hut will be subject to yearly fees:

Local resident £323.33

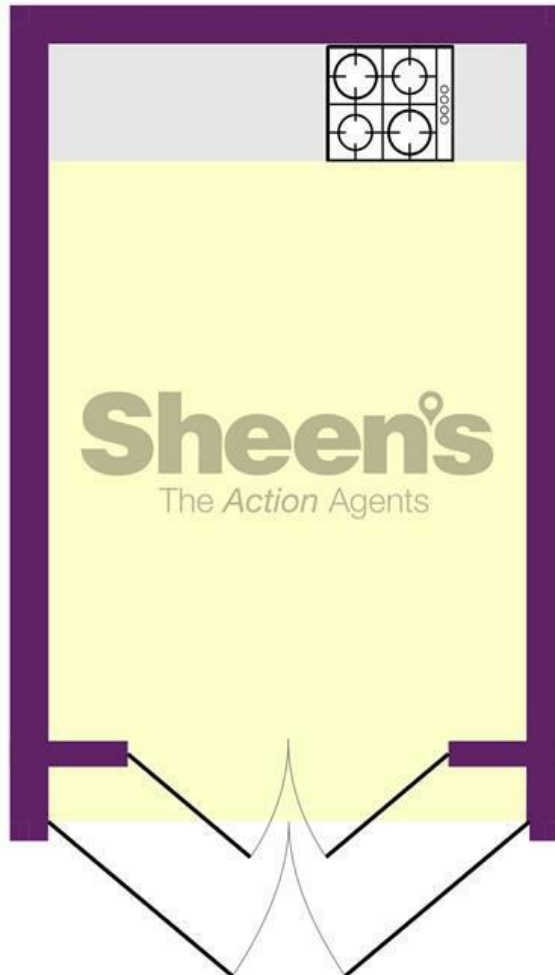
Non-local resident £652.19

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New license/transfer fee: £512.50 (will be needed when purchasing)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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Sheen's
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