



Beach Hut 20 Front Row, Southcliff Promenade

Walton On The Naze, CO14 8EJ

Offers in excess of £25,000 Leasehold

****THE SELLER WILL PAY THE TRANSFER FEE****

Paveys have the pleasure in bringing to the market this FRONT ROW BEACH HUT positioned on the SOUTHCLIFFE PROMENADE in the SEASIDE TOWN of WALTON ON THE NAZE. This super hut is in excellent decorative order and offers direct views of the beach and sea. Internally the hut is fully cladded and has a bench seating area and fitted kitchenette. It is positioned within easy reach of Walton Pier, Walton Railway Station, shops and cafes in Walton High Street, water tap, loos and food kiosks! WE HAVE A KEYS! Call Paveys to arrange an appointment to view!



OUTSIDE FRONT

Steps leading up from Promenade, safety door and opening hatch window to front, internal stable door to Hut.

INSIDE 10' x 10' (3.05m x 3.05m)

Fully cladded hut, bench seating, kitchenette area with base units and work tops, space for table and chairs, pitched roof with storage space, vinyl flooring.

LOCATION

The hut is located on the FRONT ROW on the Southcliffe Promenade and is conveniently positioned close to Walton Pier, food kiosks, water tap and the loos. Walton Railway Station with services to Colchester and London along with the shops and cafes in Walton High Street are all within easy reach.

VIEWS

Stunning, uninterrupted sea views to the front!

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the

initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.