



H66 The Leas Beach Hut, The Leas

Frinton-On-Sea, CO13 9PA

Price £29,950 Leasehold



New to the market is this BEAUTIFULLY PRESENTED BEACH HUT positioned on the SECOND ROW in the sought after "LEAS" LOCATION in Frinton-on-Sea. This superb and much loved beach hut is beautifully maintained and presented inside and out. It includes a kitchenette with space for gas stove, shelving, bench seating with under bench storage, internal glazed doors and steps to a small raised decking area. The hut is surrounded by greensward with steps leading down to the promenade, beach, WC's and water tap. The Leas area is centrally positioned between the coastal towns of Frinton-on-Sea and Walton-on-the-Naze. There is free parking on the Esplanade. An internal viewing is highly recommended in order to appreciate this hut and its location. We have keys!



OUTSIDE FRONT

INTERNAL

SEA VIEW

BEACH VIEW

BEACH HUT

It is the responsibility of any purchaser to be satisfied with the current Tendring District Council regulations for hut owners.

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.