



## 23B (Second Row) Beach Hut, Southcliff Parade

Walton On The Naze, CO14 8EJ

**£22,000 Leasehold**



Paveys are delighted to offer for sale this 'BRIGHT & SUNNY' SECOND ROW BEACH HUT located on the popular SOUTHCLIFF IN WALTON-ON-THE-NAZE. Boasting WONDERFUL VIEWS OF THE PIER, SANDY BEACH & SEA. The hut has a kitchenette and bench seating with storage. It is conveniently positioned close to WC's, water tap, food kiosks and Walton Pier and within easy reach of Walton High Street and Walton Train Station. AVAILABLE NOW - WE HAVE KEYS. Call Paveys for more information or to arrange an appointment to view.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

OUTSIDE FRONT  
INTERIOR  
VIEWS

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.

MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.