



## Pier Approach Walton On The Naze, CO14 8EA

\*\*\* STUNNING VIEWS \*\*\* Situated on the Walton Seafront and benefiting from long distance sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, 2015 build, fourth row BEACH HUT. The hut is located seconds from a private car park available to owners on this site only, within a few hundred metres of public toilets, fresh water supply and is within a quarter of a mile of Walton's town centre, the pier and mainline railway station with links to London Liverpool Street.

- 11'5" x 7'6" Beach Hut
- Elevated Sea Views
- Private Decking
- Walton-on-the-Naze
- 2015 Build
- Easy Access to Private Car Park
- Close to Walton Pier and Station
- Viewing Advised
- Keys to View



**Price £30,000 Non-traditional**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Steps leading to:

### Beach Hut

11'5" x 7'6"

Storm shutters. Stable door. Window hatch with removable perspex and privacy netting. Overhead storage. Bench seating with storage under. Modern kitchen unit with square edge worksurface and storage under. Fitted shelving. Freestanding table and chairs. Assortment of kitchen and beach equipment to remain. Assortment of outside furniture to remain.



## Outside Front

Private wooden decking area to the front with elevated sea views.

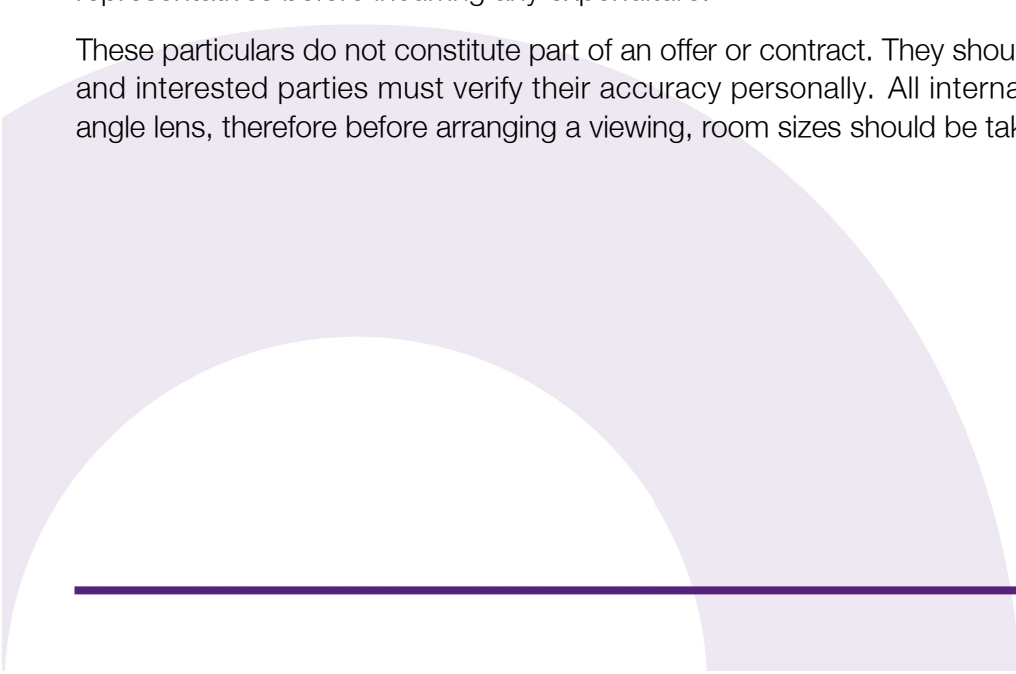


ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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## Selling properties... not promises

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**Sheen's**  
The Action Agents

