



## Southcliff Walton On The Naze, CO14 8ER

Situated on the popular coastal promenade of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this well presented, individually designed **SECOND ROW BEACH HUT**. Benefitting from long distance sea views the hut provides easy access to both a fresh water supply and steps down to the promenade. The hut is also perfectly positioned within a stones throw of public toilets and is within a quarter of a mile of Walton's town centre, the newly renovated pier and mainline railway station with links to London Liverpool Street.

- 11'8" x 7'8" Beach Hut
- Second Row
- Generous Outside Space
- Sea Views
- Southcliff Promenade
- Close to Mainline Station
- Close to Walton Pier
- Keys to View
- Early Viewing Advised



**Price £16,800 Leasehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Steps leading to:

### Beach Hut

11'8" x 7'8"

Stable door. Window hatch. Freestanding bench with storage under. Partition walls with double doors. Fitted kitchen unit. Inset stainless bowl sink and drainer unit. Freestanding gas cooker. Retractable clothes line. Fitted shelving. Assortment of kitchen and beach equipment to remain.



### Outside Front

Hardstanding area providing further sea views and a large private entertaining area to front.



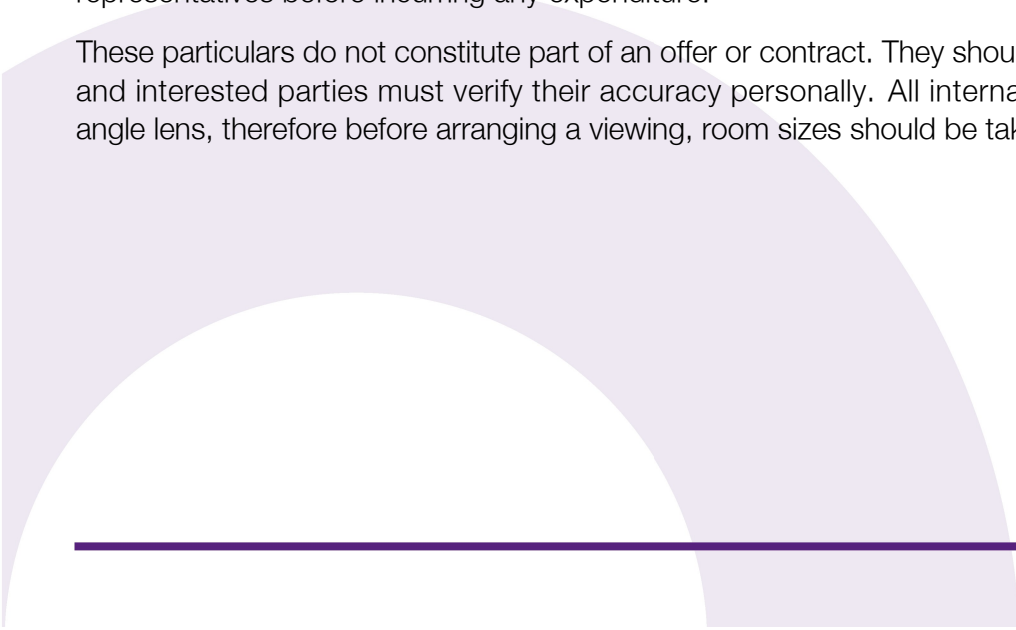
### OP/04.23

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

