



## Southcliff Walton On The Naze, CO14 8ER

Sheen's Estate Agents have the pleasure in offering for sale this well presented SECOND ROW BEACH HUT. Benefitting from a new roof and flooring within the last 4 years and boasting 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 pier and mainline railway station with links to London Liverpool Street.

- 10'6" x 7'6" Beach Hut
- Second Row
- Immaculately Presented
- Four y/o Roof
- Southcliff Parade
- Close to Fresh Water Supply
- Close to Mainline Train Station
- Close to Walton Pier



**Price £25,000 Non-traditional**

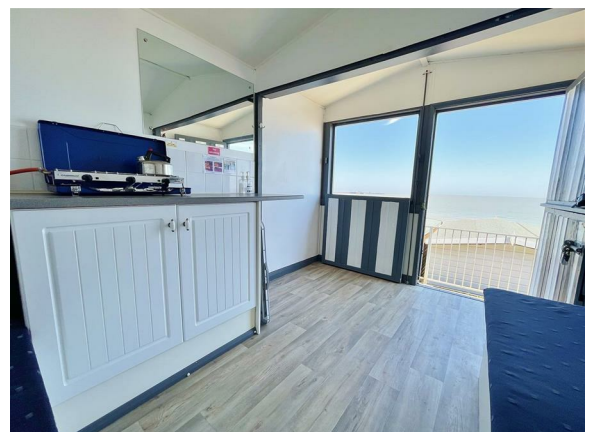
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Steps leading to:

### Beach Hut

10'6" x 7'6"

Stable door. Window hatch. Corner bench with storage under. Speckled effect roll edge work surface. Fitted kitchen unit with storage under. Tiled splashback. Fitted shelving. Two ring camping stove with gas supply to remain. Vinyl flooring. Assortment of kitchen and beach equipment to remain.



Outside - Front



**Disclaimer - wide angle lens etc.**

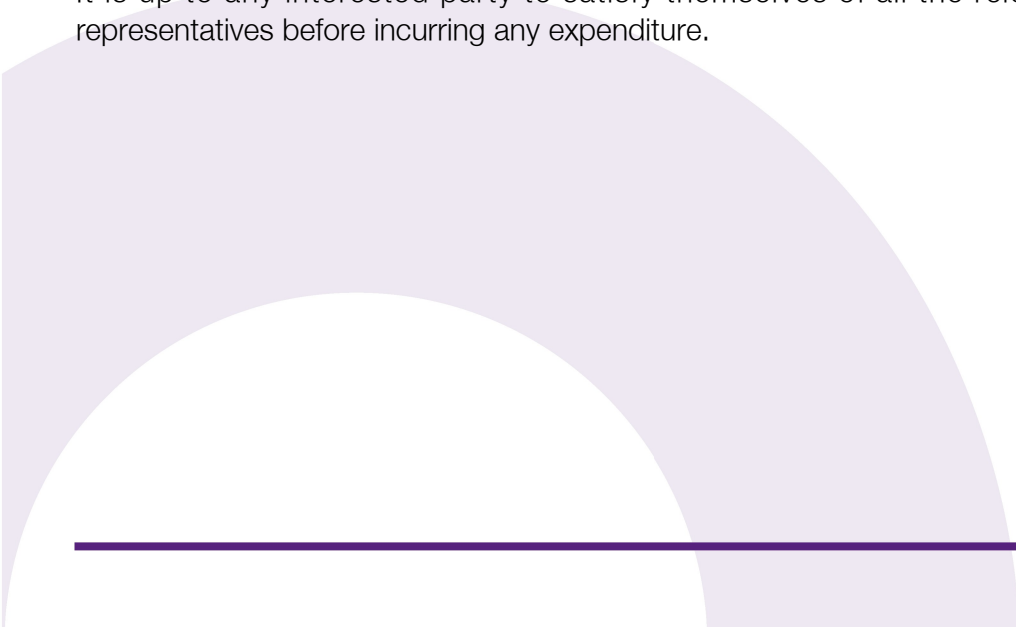
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

**Anti Money Laundering**

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.

**Lease info**

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



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## Selling properties... not promises

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**Sheen's**  
The Action Agents

