



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

Situated on Walton Seafront and benefiting from elevated sea views, Sheen's Estate Agents have the pleasure in offering for sale this well presented, fourth row BEACH HUT. The hut benefits from outside wooden decking area and is conveniently located 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. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the beach hut on offer.

- Fourth Row
- Pier Approach Development
- Outside Decking Area
- Elevated Sea Views
- Close to Water Supply
- Close to Car Park
- Close to Walton Pier
- Keys to View



Offers In Excess Of £25,000 Non-traditional

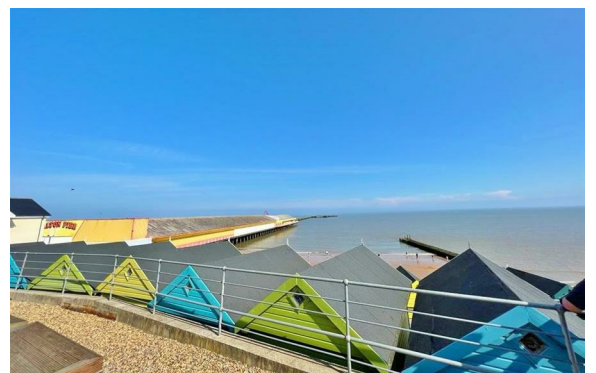
Accommodation comprises with approximate room sizes:-

Steps leading to:

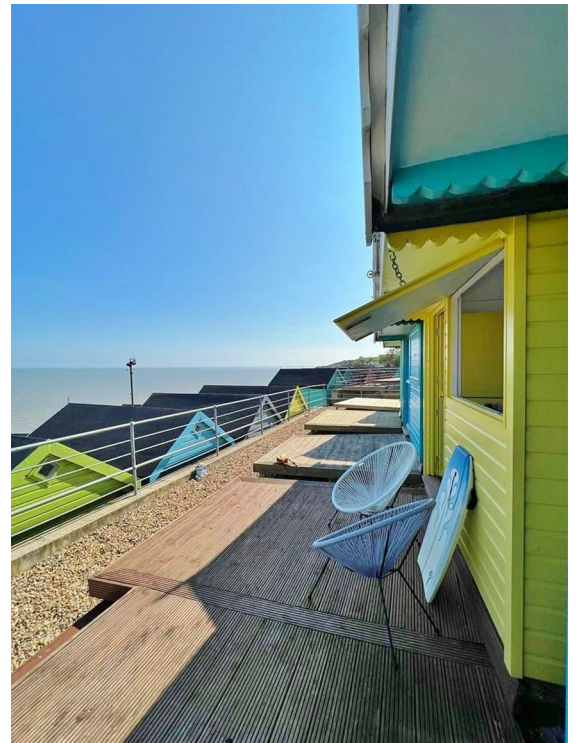


## Beach Hut

Fitted seating area with storage space under. Fitted shelving unit. Trunk to remain. Vinyl flooring. High elevated storage area with featured window. Window hatch with elevated sea views. Stable door. Outside features wooden decking area for seating.



Alternate Beach Hut View



## 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.

## JD/10.23

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.

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

