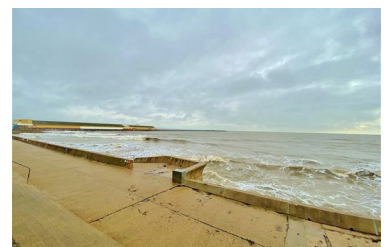




## Southcliff Walton-on-the-Naze, CO14 8EJ

Situated directly on Walton Seafront, Sheen's Estate Agents are delighted to offer for sale this well maintained, character filled FRONT ROW BEACH HUT. The beach hut benefits from DIRECT SEA VIEWS and is conveniently located in the immediate proximity of steps down to both the promenade and beach. Also located within a few hundred yards are Walton's town centre, mainline railway station with links to London Liverpool Street and Pier. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate this beach hut on offer.

- Front Row
- Southcliff
- Direct Sea Views
- Close to Walton Pier
- Close to Toilets
- Close to Water Supply
- Walton-on-the-Naze
- Keys to View



**Price £27,000 Leasehold**

Accommodation comprises with approximate room sizes:-

Steps leading to:



### Beach Hut

Fitted wooden rolled edge work surface with cupboards under. Tiled splashback. Corner seating area. Fitted shelving. Wooden flooring. Window opening with direct sea views. Stable door.





### Alternate Beach Hut View



### Material Information (Beach Hut)

Please be aware that any prospective purchaser will be required to pay the Beach Hut Licence Application fee to Tendring District Council which is approximately £500.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

### JD 1023

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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

