



The Leas Frinton-On-Sea, CO13 9NN

***FRONT ROW *** Situated in the sought after quiet area of Frinton-on-Sea, offering DIRECT SEA VIEWS, Sheen's Estate Agents are pleased to offer for sale this IMMACULATE FRONT ROW BEACH HUT. The hut is conveniently positioned a short walk away from toilets, within one and a half miles of Frinton's mainline railway station and Connaught Avenue with its shopping amenities.

- Front Row
- Popular 'The Leas' Location
- Direct Sea Views
- Close to Water Supply
- Close to Toilets
- Keys to View



Price £40,000 Leasehold

Accommodation comprises with approximate room sizes:-

Steps leading to:



Beach Hut

Stable door. Window opening with direct sea views. Wooden flooring. Fitted corner seating area with storage under. Fitted shelving. Freestanding base levels storage cupboard. Table and chairs to remain.



Alternate Beach Hut View



Agents Note

The Vendor has advised the hut has been in the family for 11 years. In the past four years, it has had a new roof, new steps and bannister, outside and inside paint and a new side wall.

Any reasonable offers will be considered.

Our children are grown up now and we are ready for new adventures but we have enjoyed our time in this hut immensely and have created many, lovely memories.

JD/11.23

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.

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.



Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

