



## The Leas Frinton-On-Sea, CO13 9NN

**\*\* THE LEAS - FRONT ROW \*\***

Situated in the sought after location on 'The Leas' at Frinton's Seafront, Sheen's have the pleasure in bringing to market this BEACH HUT on the FRONT ROW. Offering uninterrupted DIRECT SEA VIEWS and located conveniently within a stones throw of a fresh water supply and the access pathway leading down from the 'Greensward' this is a beach hut not to be missed and an early viewing is strongly advised.

- Front Row
- Sought After Location
- Direct Sea Views
- Well Presented
- Frinton-on-Sea
- Close To Fresh Water Supply
- Close to Amenities and Mainline Railway Station
- Keys To View

**Price £38,000 Non-traditional**



### Accomm comprises with

Accommodation comprises with approximate room sizes:-

Steps leading to raised wood standing area leading to:

### Beach Hut

Wooden stable doors. Rolled edge work surface. Wall mounted storage cabinets.





## Outside - Front View



## 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.

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.

## 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](mailto:frinton@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)

**Sheen's**  
The *Action* Agents

