



## Pier Approach Walton-on-the-Naze, CO14 8EA

\*\*\*FRONT ROW \*\*\* BEAUTIFUL SEA VIEWS \*\*\* Situated on the Walton Seafront and benefiting from direct sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, 2015 build, front row BEACH HUT. The hut is 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.

- Beach Hut 11'6" x 7'7"
- Front Row
- Direct Sea Views
- Built 2015
- Walton-on-the-Naze
- Close to Station & Pier
- Close to Town Centre
- Close to Car Park
- Key To View



**Price £25,000 Non-traditional**

Accommodation comprises with approximate room sizes:-

### Beach Hut

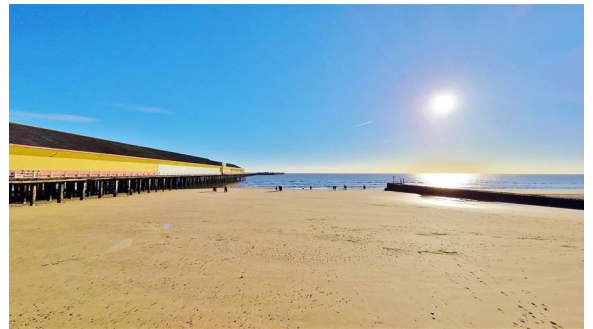
11'6" x 7'7"

Wood effect lino flooring. Solid wood work surface with inset sink drainer and storage cupboards under. Stable doors. Wood decked seating area to front.





## Alternate Views



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining):

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£):

Service charge review period (year/month):

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note

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### JAF/01.24

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

