



## Southcliff Walton On The Naze, CO14 8ER

Situated in an elevated THIRD ROW position benefiting from direct SEA VIEWS, Sheen's Estate Agents have the pleasure in offering for sale this well presented, individually designed BEACH HUT. This much loved hut is perfectly positioned within a stones throw 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.

- 11'7" x 7'7" Beach Hut
- Unique, Individual Design
- Stunning Direct Sea Views
- Front Decked Balcony
- Beautifully Presented
- Close to Amenities
- Kitchen & Beach Equipment Included
- Sought After Walton Seafront Location
- Must Be Viewed



**Price £30,000 Non-traditional**

Accommodation comprises with approximate room sizes:-

Wooden steps leading to stable door giving access to:

### Beach Hut

11'7" x 7'7"

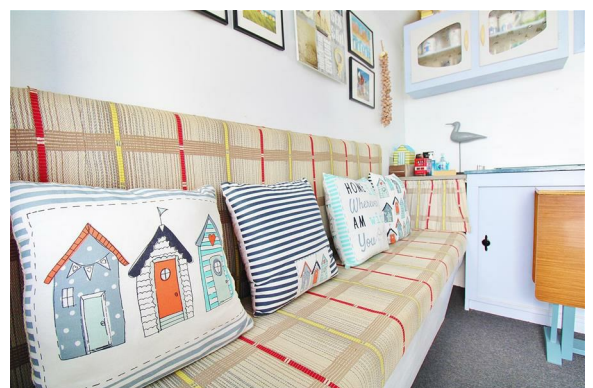
This hut is separated into two areas. The front area of the hut offers a seating area with two opening windows with stunning Sea views. Further two glazed windows and 'French' style doors giving access to the Dining/Kitchen Area.





### Kitchen/Dining Area

Fitted seating along both sides offering under seat storage. Fitted work surface with inset bowl sink drainer unit with storage shelves and cupboards under. Cooker to remain. Wall mounted shelving and further storage cupboards. Dining table to remain with a pull out additional seating. Majority of beach and kitchen equipment to remain.



### Decked Seating Balcony

Wood decked area providing outside space for seating, BBQ's and games boasting stunning sea views.



## JAF/05.22

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.

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.



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## Selling properties... not promises

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**Sheen's**  
The Action Agents

