



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

\*\* THE LEAS \*\* Situated in the sought after location on 'The Leas', Sheen's Estate Agents are delighted in bringing to market this ELEVATED SECOND ROW BEACH HUT. The hut is positioned in a sought after, quiet location and offers panoramic, beautiful views and scenery across Frinton's Award winning seafront. The hut is also located within a stones throw of a fresh water supply, local toilets 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 to avoid disappointment.

- Second Row
- Elevated Sea Views
- The Leas
- Sort after Position
- Frinton-On-Sea
- Keys To View
- Close To Water Supply
- Close To Public Toilets



**Price £46,500 Leasehold**



Accommodation comprises with approximate room sizes:-

Stair leading to balcony area. Stable door leading to;



## Beach Hut

Fitted wooden work surface with inset stainless bowl. Separate inset gas cooker. Wooden storage cupboards under. Fitted higher level shelving. Chairs and table to remain. Window opening offering elevated sea views.



## Front Views



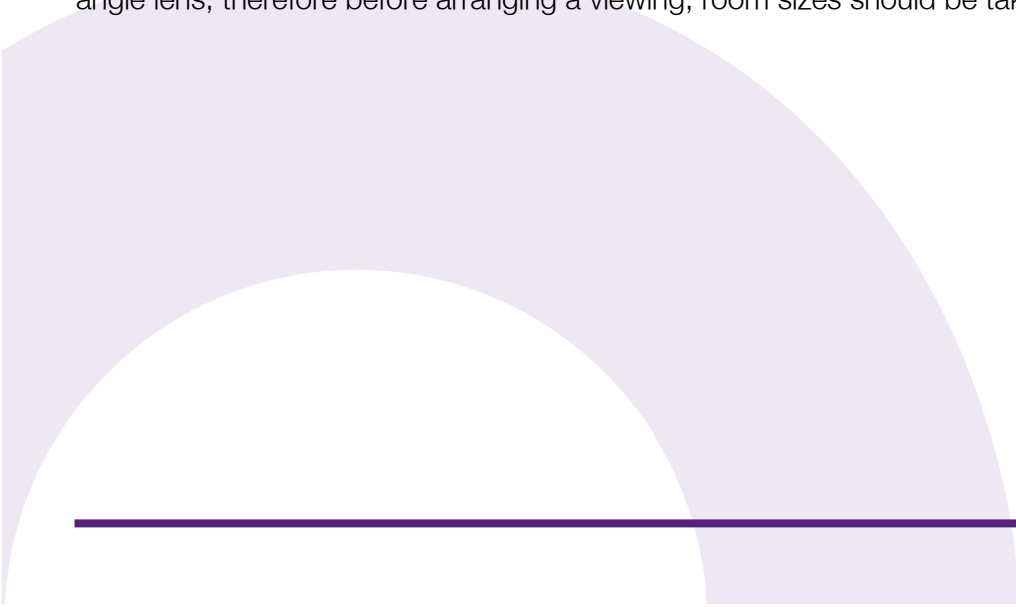
It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

### JAF/04.24

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

