



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 Non-traditional



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.

Material Information (Beach Hut)

Please be aware that any prospective purchaser will be required to pay the Beach Hut Licence Application fee to Tendring District Council which is approximately £500.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

JW 0424

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Selling properties... not promises

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

Sheen's
The Action Agents