



## Southcliff Walton-on-the-Naze, CO14 8ER

Situated on the Walton Seafront and benefiting from long distance sea views, Sheen's Estate Agents have the pleasure in offering for sale this private, third 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.

- Third Row
- Long Distance Sea Views
- Close to Walton Pier
- Close to Toilets & Water Supply
- Close to Train Station
- Walton-on-the-Naze
- Keys to View

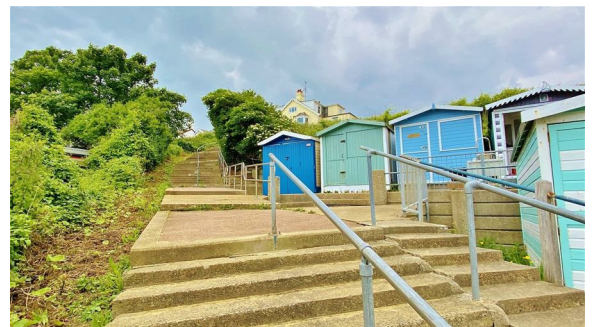


**Price £17,000 Non-traditional**



Accommodation comprises with approximate room sizes:-

Steps leading to:



### Beach Hut

Stable door. Window opening with partial sea views. Double doors leading to further beach hut area with fitted rolled edge work surface with cupboards under. Wooden flooring.



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.

### 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

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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

