



## Pier Approach Walton-On-Naze, CO14 8EA

\*\*\* BEAUTIFUL SEA VIEWS \*\*\*  
Situated on the Walton Seafront and benefiting from far reaching sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, 2015 build, Top row BEACH HUT. The hut boasts a large entertaining decking area at the front and is located within a few hundred metres of public toilets, fresh water supply and is also within a quarter of a mile of Walton's town centre, the newly refurbished Walton Pier and mainline railway station with links to London Liverpool Street.

- 11'7 x 7'7 Beach Hut
- Top Row
- Beautiful Sea Views
- Built 2015
- Walton-On-The-Naze
- Large Front Decking
- Close To Pier And Station
- Private Car Park
- Car Parking Space
- Keys To View



**Price £20,500 Leasehold**

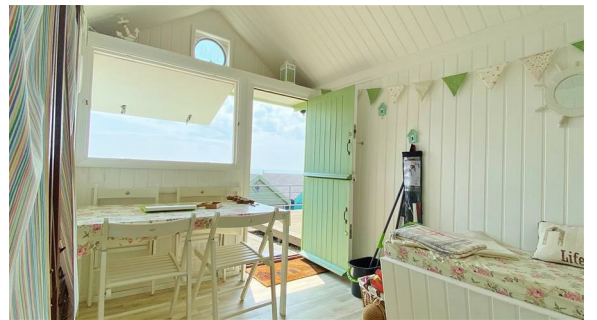
Accommodation comprises with approximate room sizes:-

Steps leading to:

### Beach Hut

11'07" x 7'07"

Free standing storage unit. Stable door. Window hatch with elevated sea views. Wood effect vinyl flooring. Fitted seating area with storage under. Featured porthole window. Majority of items to remain. All contents included.



## Outside

Raised wooden decking area providing seating for several people with elevated sea views.



## Lease info

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

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 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

