



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

Situated directly on Walton Seafront, Sheen's Estate Agents are delighted to offer for sale this well maintained, character filled FRONT ROW BEACH HUT. The beach hut benefits from STUNNING DIRECT SEA VIEWS and is conveniently located in the immediate proximity of steps down to both the promenade and beach. Also located within a few hundred yards are Walton's town centre, mainline railway station with links to London Liverpool Street and Pier. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate this beach hut on offer.

- Front Row
- Direct Sea Views
- Southcliff
- Close to Walton Pier
- Close to Toilets
- Close to Water Supply
- Walton-on-the-Naze
- Keys to View



**Price £33,000 Leasehold**

Accommodation comprises with approximate room sizes:-

Steps leading to:





## Beach Hut

Storm shutters. Stable door. Fitted work surface with 3 storage cupboards under. Fitted shelving. Wood effect vinyl flooring. Beach Hut equipment to remain. Window opening with direct sea views.

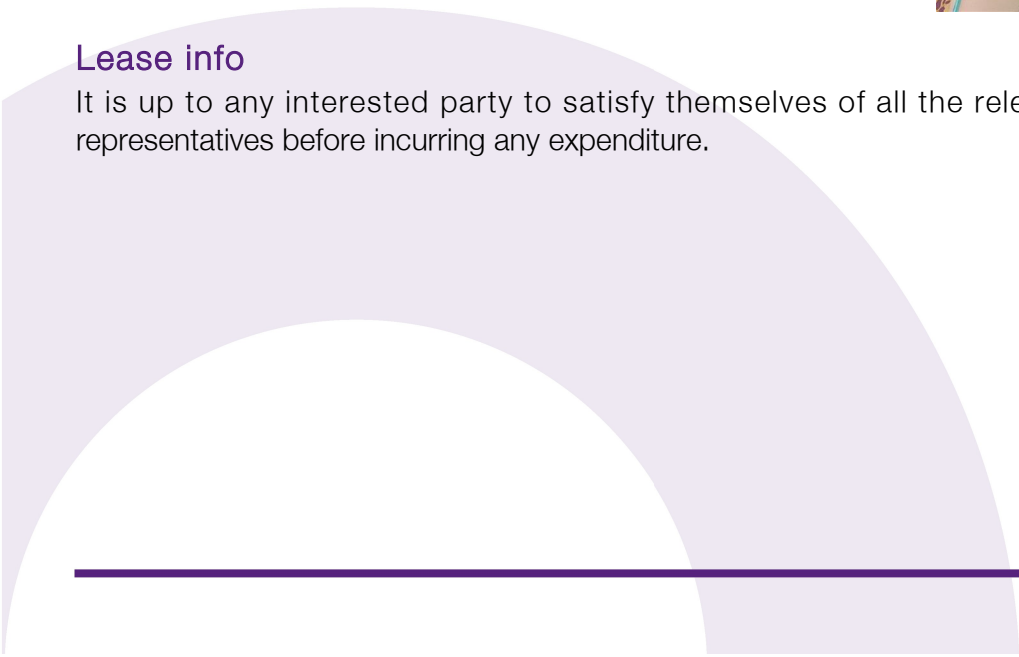


## Alternative Beach Hut View



## 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.



**DH/09.24**

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.



---

## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ [frinton@sheens.co.uk](mailto:frinton@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

