

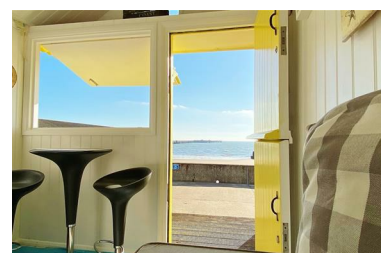
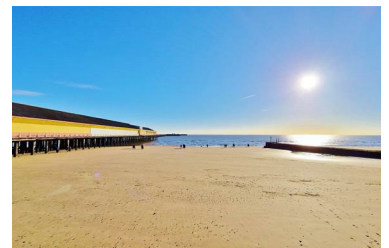


## Pier Approach Walton-On-Naze, CO14 8ES

\*\*\*FRONT ROW \*\*\* BEAUTIFUL SEA VIEWS \*\*\*SHOW HUT CONDITION\*\*\*

Situated on the Walton Seafront and benefiting from direct sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, 2015 build, front 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.

- Front Row
- Direct Sea Views
- Walton-on-the-Naze
- Close to Station & Pier
- Close to Town Centre
- Private Car Park
- Built In 2015
- Wooden Decking Area Providing Seating Area



**£35,000 Non-traditional**

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

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Accommodation comprises with approximate room sizes:-

INTERNAL PHOTOGRAPHS AND DETAILS TO FOLLOW.

Steps leading to:





### Beach Hut

Storm shutters. Stable door. Raised wooden decking area providing space for seating. Pull up window hatch. Overhead storage. Bench seating with storage under. Modern kitchen unit with square edge work surface and storage under. Fitted shelving. Freestanding table and chairs. Portable countertop oven.



Alternate Beach Hut View



## Outside Views



### DH/10.24

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

### 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.

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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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The *Action* Agents

