



Pier Approach Walton-on-the-Naze, CO14 8JQ

RARE OPPURTUNITY
EXTENDED ON THE SIDE ***SHOW
HUT CONDITION***

A little bit on the side... 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, ONE OF A KIND, 2017 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
- Extended on the Side
- Fitted Kitchen
- Fitted Sink
- Direct Sea Views
- Walton-on-the-Naze
- Close to Station & Pier
- Rare Opportunity
- Keys to View



Price £55,000 Leasehold

Accommodation comprises with approximate room sizes:-

Steps leading to:

Beach Hut

Solid door. Raised wooden decking area providing space for seating. Pull up window hatch. Overhead storage. Bench seating with storage under.



Extension

Modern kitchen units with wood effect square edge work surface and storage under. Fitted shelving. Portable countertop oven. Inset stainless bowl sink and drainer unit.



Outside - Front



Outside Views



DH/4.25

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 - £150 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

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Sheen's
The *Action* Agents

