



## High Wall, The Esplanade Frinton-on-Sea, CO13 9AS

\*\*\* HIGH WALL \*\*\* Situated on Frinton's Seafront in a sought after location HIGH WALL on the FRONT ROW, Sheen's Estate Agents are pleased to offer for sale this timber constructed BEACH HUT. The beach hut is conveniently located within one mile of Frinton's Town Centre and Mainline Railway Station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate this well positioned BEACH HUT.

- High Wall
- Direct Sea Views
- 11'11" x 7'11" Beach Hut
- Newly Boarded Left Hand Side
- Close to Fresh Water Supply & Toilets
- Sought After Location
- Frinton-on-Sea
- Keys to View

Price £40,000 Leasehold



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Accommodation comprises with approximate room sizes:-

Slope leading down to:



## Beach Hut

11'11" x 7'11"

Fitted steps. Stable door. Window opening with direct sea views. Fitted work surface with cupboards under. Gas stove. Fitted shelving. Fitted seating areas with storage space under. Vinyl flooring.



### Alternate Beach Hut View



### Material Information (Beach Hut)

Please be aware that any prospective purchaser will be required to pay the Beach Hut Licence Application fee to Tendring District Council which is approximately £500.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

## JD 0525

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

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).

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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