



## The Leas Frinton On Sea, CO13 9NN

\*\*\*FRONT ROW \*\*\* Situated in the sought after quiet area in Frinton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this timber constructed FRONT ROW BEACH HUT. The hut benefits from direct sea views, located in dog friendly area, it comes fully equipped (as seen), has had a brand new roof 3 years ago and is conveniently positioned within one and half miles of Frinton's mainline railway station and Connaught Avenue with its shopping amenities.

- 11'07" x 7'11" Beach Hut
- Front Row
- Elevated Sea Views
- Sought After Location
- Frinton-on-Sea
- Front Decking with Storage
- Close to Amenities and Mainline Railway Station
- Keys to View
- Dog Friendly Area
- New Roof Fitted 3 Years Ago



**Price £45,000 Freehold**

Accommodation comprises with approximate room sizes:-

### Steps leading to:

Anti-slip steps leading to front balcony with a locked storage compartment under and access to beach hut via stable door:

### Beach Hut

Window hatch with bi-folding window. Fitted rolled edge work surface with storage under. Inset stainless bowl sink drainer unit. Two ring portable gas stove. Corner bench with further storage underneath. Privacy curtain. Beach and kitchen equipment to remain.





### Outside views



### 15.05/DH

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.

### 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

