



Southcliff Walton-on-the-Naze, CO14 8JQ

Situated on the Walton Seafront and benefiting from long distance sea views, Sheen's Estate Agents have the pleasure in offering for sale this private, third 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.

- New Roof Installed
- Elevated Sea Views
- Furniture to Remain
- Close to Water Supply
- Close to Pier
- Third Row
- Walton-on-the-Naze
- Keys to View



Price £11,500 Freehold

Accommodation comprises with approximate room sizes:-

Steps Leading To



Beach Hut

Stable door. Window hatch opening up to elevates sea views. Fitted seating area with cushions to remain and storage space under. Fitted wooden storage cupboards. Rolled edge work surface. Vinyl flooring. Tables to remain. Plastic window fitting window hatch. Cooker to remain with calor gas bottle.



Outside Views



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).

DH 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.

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.

Selling properties... not promises

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The *Action* Agents

