



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

Situated in an elevated THIRD ROW position benefiting from direct SEA VIEWS and located on a dog friendly all year round seafront, Sheen's Estate Agents have the pleasure in offering for sale this well presented, BEACH HUT. This much loved hut is perfectly positioned between the cafe and public toilets and a fresh water supply is within a stones throw away. Southcliff is also within a quarter of a mile of Walton's town centre, the pier and mainline railway station with links to London Liverpool Street.

- Third Row
- Wooden Decking Offering Elevated Sea Views
- Close to Toilets
- Close to Water Supply
- Privacy Doors
- Sought After Position
- Newly Installed Flooring & Floorboards
- Newly Painted In & Out
- Viewing Highly Advised
- Keys to View



Price £24,000 Leasehold

Accommodation comprises with approximate room sizes:-

Beach Hut

Fitted steps. Stable door. Window hatch opening providing stunning sea views. Privacy double doors. Fitted bench with storage space under. Rolled edge work surface. Fitted floor level cupboards. Gas cooker to remain. Integral shelving. Further roof storage cupboard.



Seating

Fitted wooden decking with wooden balustrade offering stunning elevated sea 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).

JD 0625

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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Sheen's
The *Action* Agents

