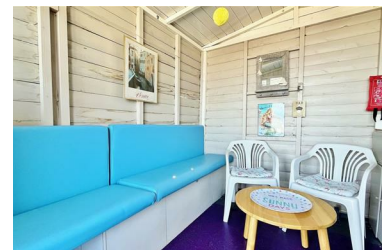




## Southcliff Walton-on-the-Naze, CO14 8JQ

Situated on the Walton Seafront and benefiting from PANORAMIC sea views, Sheen's Estate Agents are pleased to offer for sale this FOURTH ROW BEACH HUT. The hut is located within 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 the mainline railway station with links to London Liverpool Street.

- Front Decked Balcony
- Elevated Sea Views
- Close to Toilets
- Close to Fresh Water Supply
- Close to Shops and Amenities
- Walton-on-the-Naze
- Keys to View



**Price £28,000 Non-traditional**

Accommodation comprises with approximate room sizes:-

### Steps Leading To:



### Beach Hut

This hut is separated into two areas. The front area of the hut offers a seating area with a large opening window with stunning sea views. Further two glazed windows and an opening to the Dining/Kitchen Area.





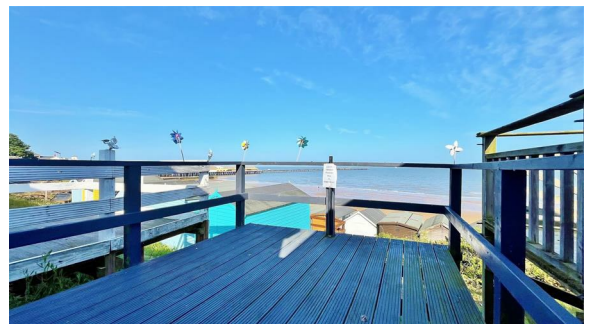
### Kitchen/Dining area

Fitted seating along the side offering under seat storage. Fitted work surfaces with storage shelves and fitted cupboards under. Cooker to remain. Kitchen equipment to remain.



### Wooden Decking

Wood decked area providing outside space for seating boasting stunning sea views.



## Outside Views



### DH/06.25

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.

### 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

