



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

Situated on the Walton Seafront and benefiting from far reaching sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, **FOURTH ROW BEACH HUT**. The hut is well maintained throughout and 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.

- **Fourth Row**
- **Elevated Sea Views**
- **Private Wooden Decking Area**
- **Close to Water Supply**
- **Close to Toilets**
- **Close to Walton Pier**
- **Sought After Position**
- **Keys to View**



Price £29,750 Leasehold

Accommodation comprises with approximate room sizes:-

Stairs leading to:

Beach Hut

Fitted steps. Stable door. Sliding privacy doors. Window opening with elevated sea views. Fitted work surface. Inset stainless sink. Floor level cupboards. Gas stove. Fitted wooden bench with storage space under. Wood effect vinyl flooring.



Outside

Wooden decking area providing seating offering 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The *Action* Agents

