



## Eastcliff Walton-on-the-Naze, CO14 8JX

Situated on the popular Eastcliff Promenade in Walton-on-the-Naze and offering UNINTERRUPTED SEA VIEWS, Sheen's Estate Agents are delighted to bring to the market this timber constructed, spacious FRONT ROW BEACH HUT. The hut is conveniently positioned a short stroll from public parking spaces, local cafe and is within half a mile of Walton's pier, town centre and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Front Row
- Stunning Uninterrupted Sea Views
- Popular Eastcliff Location
- Walking Distance to Cafe
- Parking Nearby
- Keys to View



**Price £35,000 Freehold**

Accommodation comprises with approximate room sizes:-

Steps leading to:





### Beach Hut

Stable door. Window door providing stunning sea views. Fitted wooden work surface with cupboards under. Vinyl flooring. Beach hut equipment to remain. Perspex window allowing sea views on rainy days.



### Alternate Beach Hut View



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 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.

### **Lease info**

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.



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## Selling properties... not promises

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**Sheen's**  
The Action Agents

