

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: info@lucasestates.com Website: www.lucasestates.com



BEACH HUT 67., PADDLING POOL, BRIGHTLINGSEA, ESSEX
PRICE £35,000

**WE ARE PLEASED TO OFFER THE ABOVE BEACH HUT FOR SALE.
IT OVERLOOKS THE PADDLING POOL TOWARDS BATEMANS TOWER,
CLOSE TO THE CHILDRENS PLAYING AREA WITH CAR PARK AND
PUBLIC TOILETS TO THE REAR.**

**THE HUT IS DOUBLE CLAD FROM THE INSIDE AND HAS BEADING FROM A YACHT. IT
COMPRISES, WORKSURFACE WITH CUPBOARDS BELOW, WINDBREAK, BINOCULARS,
BODY BOARD, AN ASSORTMENT OF FOLDING CHAIRS AND A RECLINER IN ADDITON TO
OTHER ITEMS OF BEACH HUT PARAPHERNALIA.**

**THE TRANSFER FEE IS £512.50 PAYABLE TO TENDRING DISTRICT COUNCIL.
SITE RENTAL IS £540.02 (£270.00 FOR TENDRING RESIDENTS)**

NON DOMESTIC RATES

VIEWING: STRICTLY THROUGH LUCAS ESTATE AGENTS

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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