








# THE LEAS, FRINTON-ON-SEA, ESSEX, CO13 9NN

## Price

**£25,000**

NON-TRADITIONAL

- Front Row Beach Hut
- Sought After 'The Leas' Location
- Uninterrupted Panoramic Sea Views
- Close To Public Toilets & Fresh Water Supply
- Well Presented
- Frinton-on-Sea
- Keys to View

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** THE LEAS - FRONT ROW ** Situated in a sought after location on 'The Leas', Fentons have the pleasure in bringing to market this well presented FRONT ROW BEACH HUT. The hut can be found in a sought after area on the Frinton seafront and offers uninterrupted panoramic sea views across Frinton's Award winning seafront. The hut is perfectly located within a 100 metres of a fresh water supply, public toilets and the access pathway leading down from the 'Greensward'. Fully equip with fitted seating, kitchen work surface and utensils, over head storage and an opening perspex window, this beach hut is not to be missed and an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

## Beach Hut

Stable door. Fitted seating. Fitted work surface with storage cupboards under. Fitted shelving. Over head storage. Beach and kitchen equipment to remain. Opening window hatch to front with uninterrupted sea views. Removable clear Perspex window.

## 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 £512.50.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

## Disclaimer - Wide Angle Lens Etc

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.

## AML

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.












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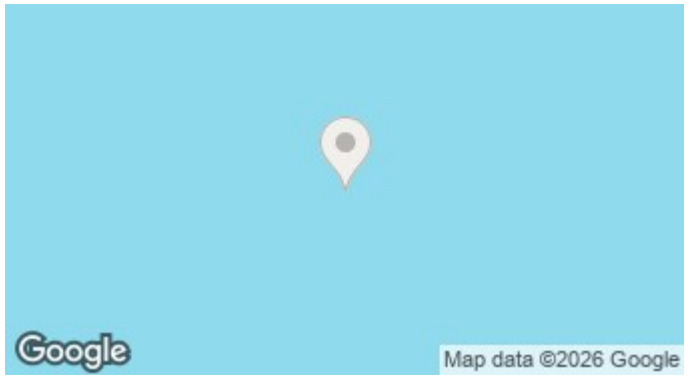

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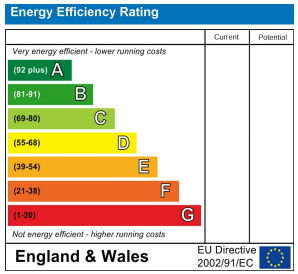
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## Council Tax Band




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