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Sheen's
The *Action* Agents

Pier Approach
Walton-on-the-Naze, CO14 8ER

******* FEES PAID UNTIL END OF THE YEAR******

Situated on Walton Seafront and benefitting from elevated sea views, Sheen's Estate Agents have the pleasure in offering for sale this beautiful presented, fourth row BEACH HUT. The hut has recently undergone its annual redecoration both internally and externally. It further benefits from a wooden decking area, sufficiently large for the included gazebo to be used when required. Inside there is considerable storage space under the three custom made benches. The Beach Hut is within a quarter of a mile of Walton Town Centre, the Pier and mainline railway station with links to London Liverpool Street. It is conveniently located within a few hundred metres of public toilets. The fresh water supply is at the end of the row. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciated this beach hut on offer.

- Fourth Row
- Stunning Sea Views
- Gazebo included for use on decking area
- Close To Water Supply
- Close To Walton Pier
- Professionally Maintained Annually To A High Standard
- Private Car Park
- Keys To View

Offers In The Region Of £20,000 Non-traditional

Accommodation comprises with approximate room sizes:-

Steps leading to:

Beach Hut

Stable door. Pull up window hatch with transparent removable window. Fitted day-bed with lift-up lid providing easy access to the storage space under. Fitted corner seating with storage under. Fitted wooden rolled edge work surface with sink, fitted cupboards and drawer under. Vinyl flooring. Featured porthole window and shelf. A gazebo is included in the sale as are the seat cushions and a spare set of covers,

Outside Front:-

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).

TAL/06.26

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.