

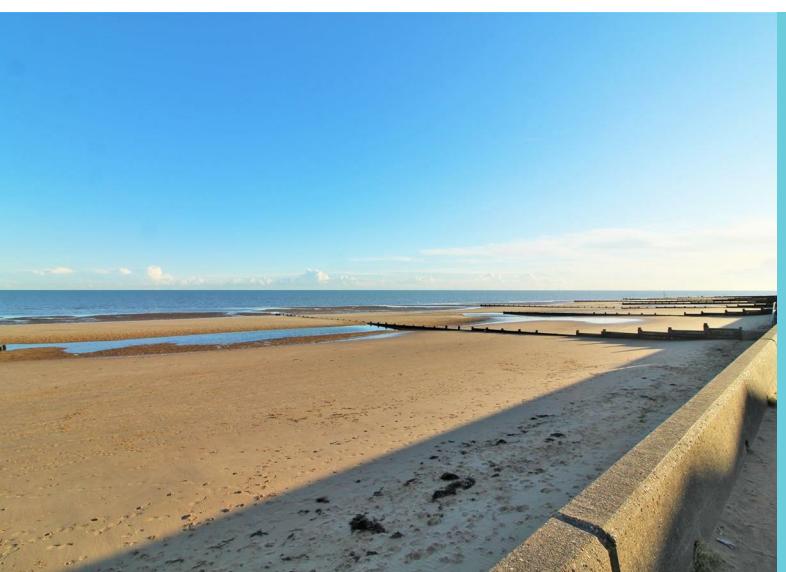


H57 The Leas Beach Hut, The Esplanade

Frinton-On-Sea, CO13 9NW

Price £45,000 Leasehold

"H57 HEINZ BAKED BEANS" is a GORGEOUS "TURN KEY" BEACH HUT in the sought after LEAS LOCATION in coastal town of Frinton-on-Sea. This superb beach hut is beautifully presented and maintained inside and out with the hut shell having been fully replaced 3 years ago. Key features include a kitchenette with gas stove and fitted HOWDENS kitchen units, beautiful bench seating with tasteful soft furnishings, matching curtains and under bench storage, fitted full height storm/security doors and marine grade locks. The hut is located on the SECOND ROW of THE LEAS which is considered locally to be one of the best parts of the beach and offers STUNNING SEA VIEWS and is within easy reach of the WC'S and water tap. This hut won't be around for long! Call Paveys today to arrange a viewing!



| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |