



The Leas Frinton-on-Sea, CO13 9NN

*** STUNNING VIEWS *** Situated in the sought after quiet area in Frinton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this timber constructed SECOND ROW BEACH HUT. The hut benefits from long distance sea views, is conveniently positioned within one and half miles of Frinton's mainline railway station and Connaught Avenue with its shopping amenities.

- Second Row
- 11'9" x 8' Beach Hut
- Sought After Area
- Elevated Sea Views
- Wooden Decking Area
- Frinton-on-Sea
- Close to Amenities
- Keys to View



Price £35,000 Leasehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Steps leading to front balcony with access to beach hut via stable door:

Beach Hut

11'9" x 8'

Stable door. Window hatch. Freestanding cabinet with storage housing gas supply for cooker. Lockable double doors providing access to main section of hut. Two bench seats with storage under. Freestanding cooker with four ring gas hob. Additional freestanding cabinet providing further storage. Foldable table. Assortment of kitchen and beach equipment to remain.



Outside Front



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).

JD 0925

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.



Selling properties... not promises

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Sheen's
The *Action* Agents

