



High Wall Frinton-On-Sea, CO13 9DN

** SOLD BEFORE HITTING THE INTERNET ** Situated in the sought after position on Frinton's seafront, Sheen's Estate Agents are pleased to offer for sale this FRONT ROW BEACH HUT. The hut is conveniently located within 50 metres of a fresh water supply. The beach hut is perfectly positioned within yards of the slope down from the 'Greensward' and is within a short stroll of Frinton's mainline railway station and Connaught Avenue with local shopping amenities.

- 'Sort After' Location
- Close To Amenities & Greensward
- Dog Friendly Area
- Frinton-On-Sea
- First Row
- Direct Sea Views



Price £25,000 Non-traditional

Steps leading too:-



Beach Hut:-

Stable door. This hut is separated into two areas. The front area of the hut offers a seating area with window opening to stunning Sea views. Further two glazed windows and 'French' style doors giving access to the Dining/Kitchen Area. Free standing work surface with cupboards under. Vinyl Flooring.



Outside 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/03.26

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.

Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal 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

