



Pier Approach Walton On The Naze, CO14 8JQ

Situated on Walton's Seafront and benefiting from long distance sea views, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, third row BEACH HUT. The hut is located seconds from a private car park available to owners on this site only, within a few hundred metres of public toilets, fresh water supply and is within a quarter of a mile of Walton's town centre, the pier and mainline railway station with links to London Liverpool Street.

- **Stunning Views**
- **Newly Fitted Decking**
- **Beautifully Presented**
- **Close To Amenities**
- **Steps Nearby Leading To Seafont**
- **Kitchen Equipment To Remain**
- **Private Gated Car Park**
- **Must Be Viewed**



Price £22,000 Non-traditional

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Steps leading to:

BEACH HUT

Storm shutters. Window hatch with removable perspex. Modern kitchen unit with square edge worksurface and cupboards. Kitchen appliances to remain. Table and chairs to remain.



OUTSIDE - FRONT

Newly decked area. Sea views. Steps leading to seafront.



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).

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.

GP 05/26

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

