

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: info@lucasestates.com Website: www.lucasestates.com



BEACH HUT 308., LAKESIDE, BRIGHTLINGSEA, ESSEX

PRICE £26,000

WE ARE DELIGHTED TO OFFER FOR SALE THE ABOVE BEACH, SITUATED OVERLOOKING THE BOATING LAKE WITH ACCESS FROM COLNE ROAD, ALONG OYSTER TANK ROAD. THE BEACH HUT COMPRISES, WORKSURFACE WITH CUPBOARDS AND DRAWER, AN ASSORTMENT OF CUTLERY & CROCKERY, CAMPINGGAZ STOVE & KETTLE, BENCH SEATING WITH STORAGE, 3 FOLDING CHAIRS, 2 RECLINERS & A PLASTIC CHAIR, 2 TABLES, WINDBREAK, PARASOL & BASE, BUCKETS & SPADES PLUS OTHER BEACH HUT PARAPHERNALIA.

**THE SITE TRANSFER FEE IS £208 PAYABLE TO BRIGHTLINGSEA TOWN COUNCIL
SITE RENTAL £305 (£152 FOR BRIGHTLINGSEA RESIDENTS)
NON DOMESTIC RATES PAYABLE.**

VIEWING: STRICTLY THROUGH LUCAS ESTATE AGENTS

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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