

HIGH WALL, FRINTON-ON-SEA, ESSEX, CO13 9AS

Price

£35,000

LEASEHOLD

- Front Row Beach Hut
- Well Presented Throughout
- Sought After Location
- Directly Off Of Queens Road
- Public Toilets Within 300 Metres
- Keys To View



FENTONS
ESTATE AGENTS



Occupying a sought after FRONT ROW position in High Wall, Frinton-on-Sea, Fentons are delighted to bring to market this well presented beach offering uninterrupted, DIRECT SEA VIEWS. The beach hut is ideally situated just off Queens Road and within 300 metres from the public toilet facilities. An early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Slope leading down to:

Beach Hut

Steps leading up to beach hut. Stable door. Fitted floor level cupboards. Fitted work surface. Fitted bench with storage under. Window opening offering stunning sea views. Vinyl flooring.

AML

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.

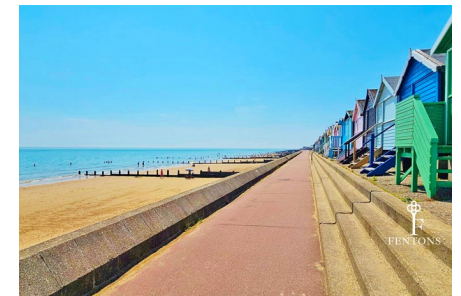
Material Information (Beach Hut)

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 £512.50.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



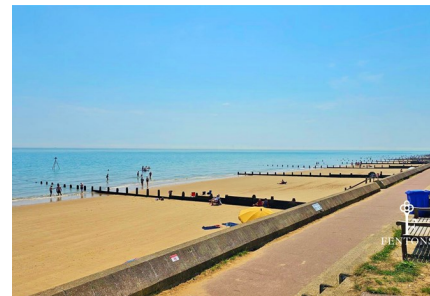
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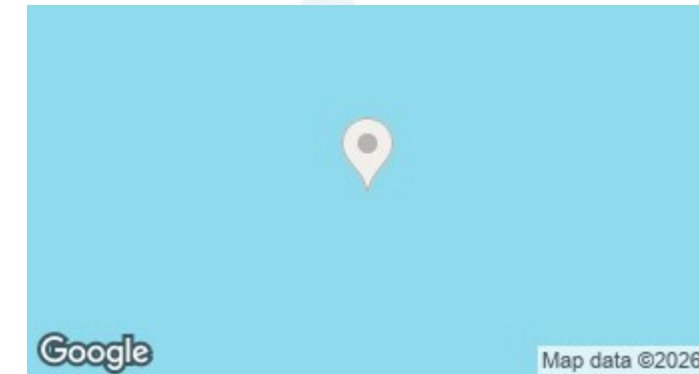
Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band



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

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.

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