

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 228., BRIGHTLINGSEA PROMENADE

PRICE £25,000

**WE ARE PLEASED TO OFFER FOR SALE THE ABOVE BEACH HUT SITUATED BETWEEN SPLASH POINT AND THE SWIMMING POOL AND OVERLOOKING BRIGHTLINGSEA CREEK AND THE RIVER COLNE AND BEACH CLOSE BY. THE CONTENTS INCLUDE FITTED WORKSURFACE WITH MATCHING SPLASH BACK, SINK, CUPBOARDS AND DRAWERS UNDER, PHONIX GAS STOVE WITH OVEN, VINYL FLOORING, FREESTANDING LOCKER WITH 2 CUSHIONS, 2 FOLDING CHAIRS AND DROP SIDE TABLE, WALL MIRROR AND 6 GLASSES. PARKING TO THE REAR BY LICENSE. THE TRANSFER FEE IS £512.50 PAYABLE TO TENDRING DISTRICT COUNCIL. SITE RENTAL IS £521.76 (£260.87 FOR TENDRING RESIDENTS)
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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