

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

Price

£23,000

LEASEHOLD

- High Wall Second Row
- Complete and ready to use with all fixtures and fittings to remain
 - Site licence paid and valid until 31st March 2027
 - Situated within the Dog Free section of the beach (May to September)
- Convenient access to public WCs, water tap and free Esplanade parking
 - Fitted with security storm doors
- Conveniently positioned close to Frinton's renowned Blue Flag Beach and picturesque Greensward
 - Keys To View



FENTONS
ESTATE AGENTS



Positioned on the sought after Second Row at High Wall, Frinton-on-Sea, Fentons are delighted to offer for sale this beautifully presented and well maintained beach hut. The site licence is paid and valid until its renewal date of 31st March 2027 and the hut is ideally situated within the beach's Dog Free section (May to September). Internally, the accommodation features a practical kitchenette with storage cupboards, fitted seating with additional storage, all important storm doors and includes board games, beach hut equipment etc for High Tide entertainment. Conveniently located close to the Blue Flag beach, lifeguard station, Connaught Avenue shops and cafés, as well as free parking, a water tap and public toilets.

Accommodation comprises of approximate room sizes

Steps leading down to:

Beach Hut

Storm shutters. Stable door. Window opening offering sea view. Fitted kitchenette with range of cupboards. Fitted shelving. Fitted seating with storage under.

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).

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.

Disclaimer - Wide Angle Lens Etc

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.

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
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Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(91-111) B		
(69-90) 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	

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