



## Southcliff Walton-on-the-Naze, CO14 8ER

Situated in an elevated THIRD ROW position benefiting from direct SEA VIEWS, Sheen's Estate Agents have the pleasure in offering for sale this well presented, individually designed BEACH HUT. This much loved hut is perfectly positioned within a stones throw 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.

- 11'7" x 7'7" Beach Hut
- Unique, Individual Design
- Stunning Direct Sea Views
- Front Decked Balcony
- Beautifully Presented
- Close to Amenities
- Kitchen & Beach Equipment Included
- Sought After Walton Seafront Location
- Must Be Viewed



**Price £19,500 Non-traditional**

Accommodation comprises with approximate room sizes:-

Wooden steps leading to stable door giving access to:

### Beach Hut

11'7" x 7'7"

This hut is separated into two areas. The front area of the hut offers a seating area with two opening windows with stunning Sea views. Further two glazed windows and 'French' style doors giving access to the Dining/Kitchen Area.



### Kitchen/Dining Area

Fitted seating along both sides offering under seat storage. Fitted work surface with inset bowl sink drainer unit with storage shelves and cupboards under. Cooker to remain. Wall mounted shelving and further storage cupboards. Dining table to remain with a pull out additional seating. Majority of beach and kitchen equipment to remain.



### Decked Seating Balcony

Wood decked area providing outside space for seating, BBQ's and games boasting stunning sea views.



### 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).

### JAF 0522

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](http://www.sheens.co.uk).

### Particular Disclaimer

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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## Selling properties... not promises

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**Sheen's**  
The Action Agents

