

# LOW WALL, FRINTON-ON-SEA, ESSEX, CO13 9DS

Price

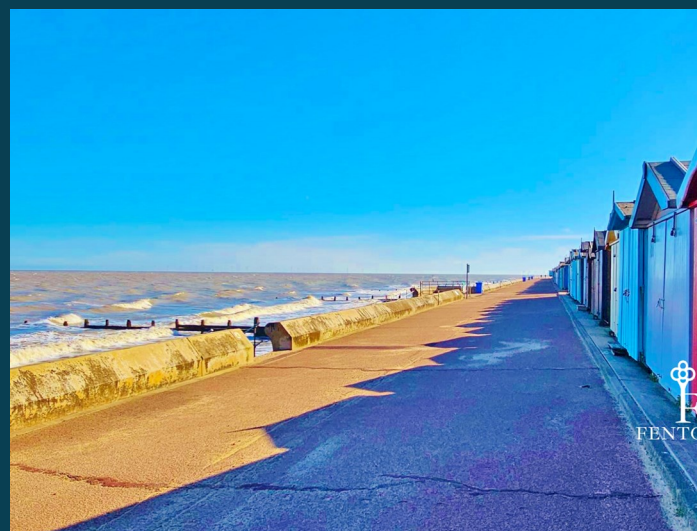
£60,000

LEASEHOLD

- Front Row
- Sought After Low Wall Location
  - Rare Opportunity
  - Beautifully Presented
  - Direct Sea Views
- Easy Access To Frinton Beach & Greensward
- Close to Mainline Railway Station
  - Keys To View



**FENTONS**  
ESTATE AGENTS



**\*\*\*RARE OPPORTUNITY\*\*\*** Situated on the **FRONT ROW** of Frinton's seafront in immaculate condition, Fentons are delighted to offer for sale this newly constructed **BEACH HUT**. The hut is conveniently located approximately 100 yards from a fresh water supply and public toilets. The steps down to both the seafront promenade and beach are also located in an immediate proximity to the hut. It is conveniently positioned close to Frinton's famous greensward and clock tower, WC's, water tap and free parking spaces on The Esplanade.

Accommodation comprises of approximate room sizes:

Steps leading to:

#### Beach Hut

Storm shutters. Perspex window opening with stunning direct sea views. Fitted wooden cupboards at base level with wooden work surface above. Fitted seating with storage space under. Wooden flooring.

#### 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).

**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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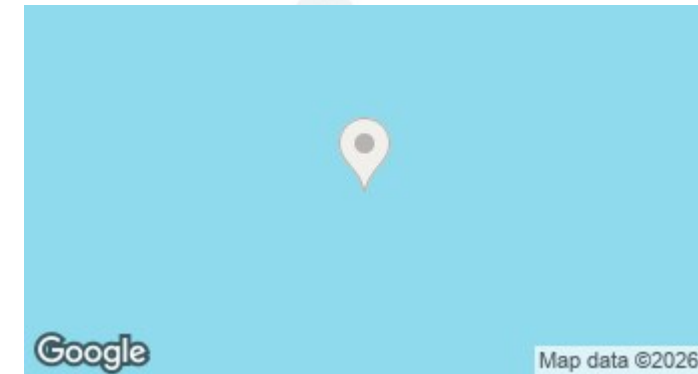
Call us on

01255 779810

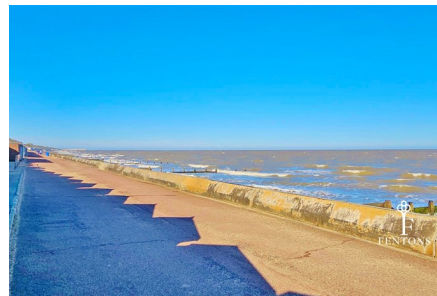
info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band



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



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