

# PIER APPROACH, WALTON-ON-THE- NAZE, ESSEX, CO14 8ER

Price

**£22,000**

NON-TRADITIONAL

- Top Row
- Large Decking Area
- Elevated Sea Views
- Private Development
- Private Off Street Parking
- Close to Walton Pier & Town Centre
- Close to Mainline Railway Station
- Popular Seaside Town



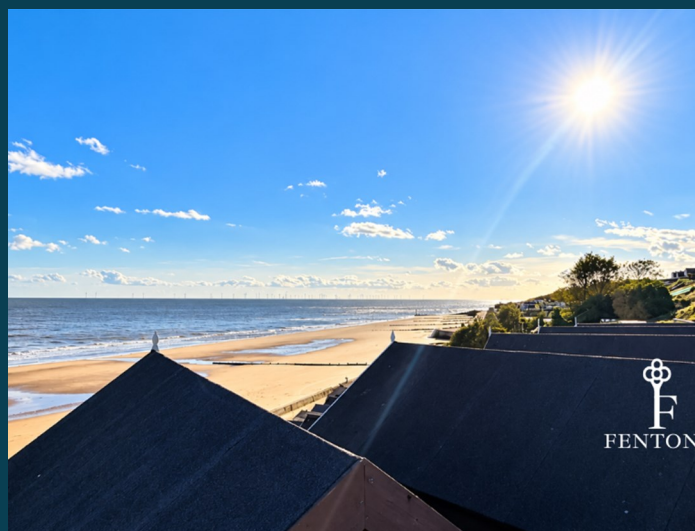
**FENTONS**  
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\*\*\* ELAVATED SEA VIEWS \*\*\* Situated on Walton Seafront and benefiting from long distance sea views, Fentons Estate Agents have the pleasure in offering for sale this well positioned and well presented, TOP ROW BEACH HUT. The hut boasts a large decked terrace to the front, beach and has use to a private car park available to owners on this site only. Perfectly located within a few hundred metres of public toilets, fresh water supply and within a quarter of a mile of Walton's town centre, the pier and mainline railway station with links to London Liverpool street an early viewing is strongly recommended.

Accom comprised of approx room sizes

Accommodation comprises of approximate room sizes

#### Beach Hut

Stable door. Large opening window. Fitted seating with storage under. Overhead storage. Fitted cabinets with drawers. Feature window to front and rear. Wood decked seating area. Permit parking.

#### Material Information (Beach Hut)

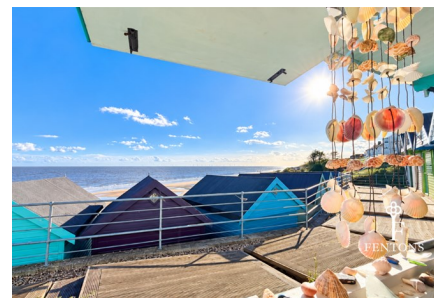
Please be aware that any prospective purchaser will be required to pay the Beach Hut License Application fee Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

#### 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.

#### 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.



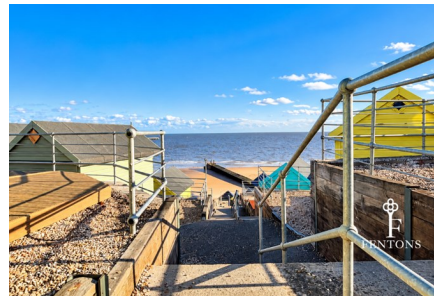
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**Council Tax Band**



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 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>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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