

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

Price

£25,000

LEASEHOLD

- Top Row
- Well Maintained Throughout
 - Large Decked Terrace
 - Elevated Sea Views
 - Private Development
 - Private Off Street Parking
- Close To Walton Pier & Town Centre
- Close To Mainline Railway Station
 - Keys To View
- Popular Coastal Seaside Town



FENTONS
ESTATE AGENTS



*** 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 kitchen equipment to be included 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.

Accommodation comprises of approximate room sizes

Beach Hut

11'9" x 7'7"

Stable door. Large opening window. Fitted seating with storage under. Over head storage. Feature window to front and rear. Wood decked terrace seating 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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information (Beach Hut)

Please be aware that any prospective purchaser will be required to pay the Beach Hut Licence Application fee

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).



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





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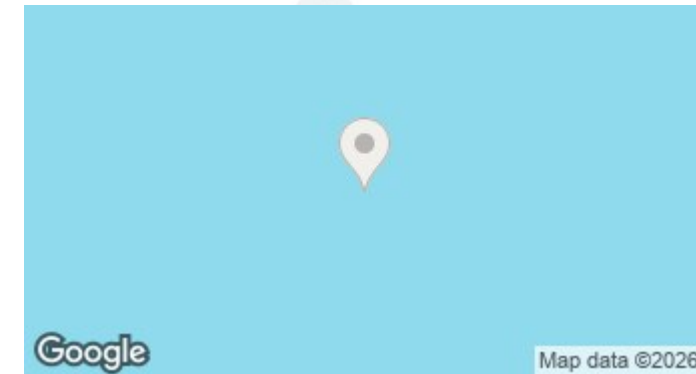
Call us on

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www.fentonsestates.co.uk

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-91) B		
(69-80) 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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