

# KINGS PARADE, HOLLAND-ON-SEA, ESSEX, CO15 5HU

Price

£32,000

LEASEHOLD

- Front Row
- Direct Sea Views
- Well Presented Throughout
- Close to Gunfleet Sailing Club & Beaches Cafe
  - Keys to View
  - Rare Opportunity



FENTONS  
ESTATE AGENTS



\*\*\* RARE OPPORTUNITY \*\*\* Situated on the sought after FRONT ROW at Holland-on-Sea, Fentons are delighted to bring to market this well presented beach hut. The beach hut enjoys uninterrupted, DIRECT SEA VIEWS. The hut is ideally positioned within a stone's throw of the Gunfleet Sailing Club and approximately 500 metres from Beaches cafe. An early viewing is high recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Steps leading to:

#### Beach Hut

Storm shutters. Double doors leading into beach hut. Open access to kitchen area which is fitted with a range of wooden base level cupboards. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Gas stove to remain. Tiled splashback. Vinyl flooring. Fitted shelving. Beach hut equipment.

#### 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.

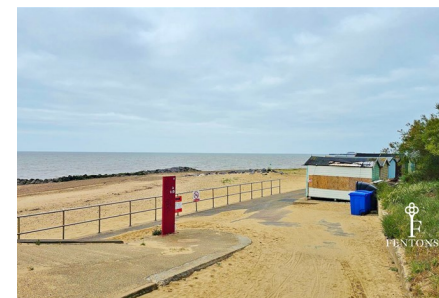
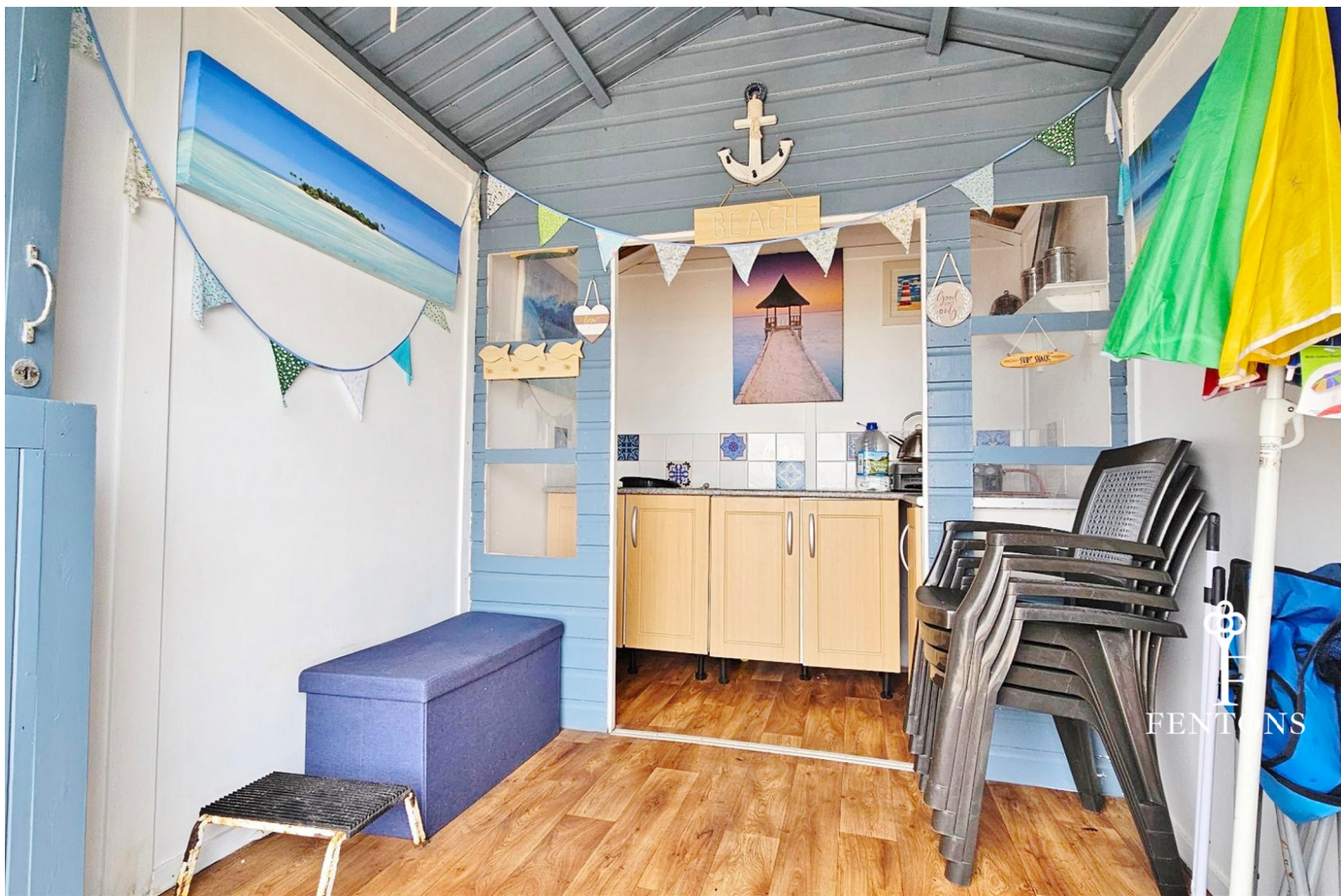
Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

#### 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.



120A KINGS PARADE, HOLLAND-ON-SEA, ESSEX, CO15 5HU





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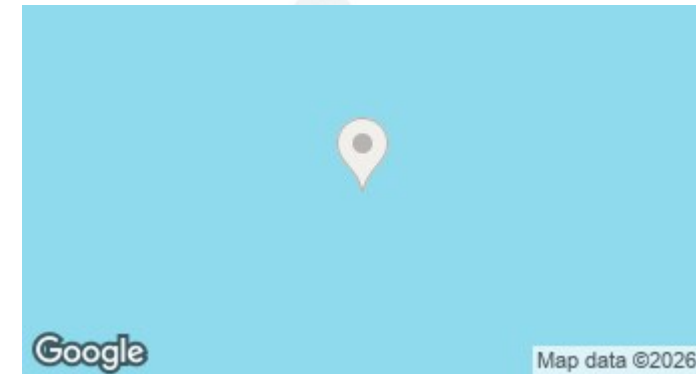
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Council Tax Band



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(12 plus) <b>A</b>			
(91-91) <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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