



Marine Parade East Clacton-On-Sea, CO15 5AB

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED SECOND ROW BEACH HUT located directly on East Clacton's impressive sea front close to the Eastcliff playing fields with spectacular sea front views. The property benefits from being located close to the BEACH FRONT CAFE. An internal inspection is highly advised to appreciate the accommodation on offer.

- 11'5 x 7'9 Beach Hut
- Close By To Cafe & Slope
- Beautiful Sea Front Views
- Newly Renovated
- Keys To View
- Located in 'A' Section



Price £32,500 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

BEACH HUT FRONT



INSIDE OF BEACH HUT

11'5 x 7'9



VIEWS FROM BEACH HUT



EH 0723

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.

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).

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.

Selling properties... not promises

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Sheen's
The *Action* Agents

