

THE LEAS, FRINTON-ON-SEA, ESSEX, CO13 9NN

Price

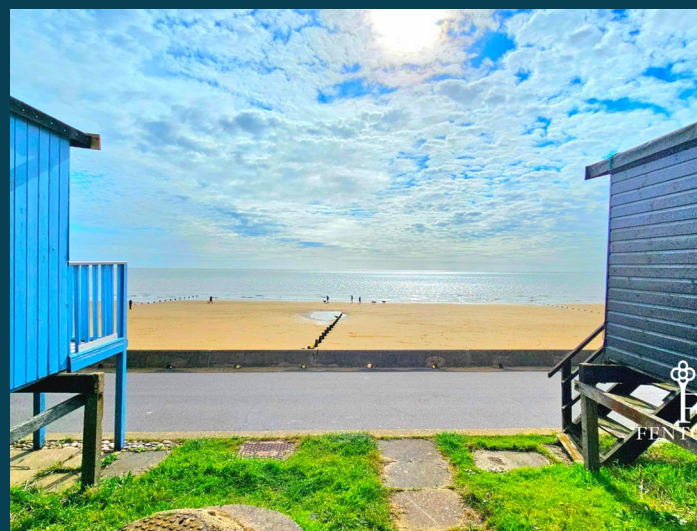
£38,000

LEASEHOLD

- Second Row
- The Leas
- Sought After Location
- Stunning Sea Views
- Well Maintained
- Annual Fees Paid for 2025/26
- Keys To View



FENTONS
ESTATE AGENTS



Fentons are delighted to offer for sale this rare opportunity, SECOND ROW BEACH HUT. The beach hut is ideally situated on the highly desirable Leas in Frinton-on-Sea. Enjoying a prime position just a short stroll from the seafront, the hut benefits from both convenient beach access and a slightly more sheltered setting. Positioned on the Leas, the hut is within easy reach of the beach, local amenities, and Frinton town centre, with its selection of shops, cafes, and transport links.

Accommodation comprises of approximate room sizes:

Steps Leading To:

Beach Hut

Steps leading to beach hut. Stable door. Double doors leading to additional area creating privacy. Fitted kitchen with wooden rolled edge work surfaces and base cupboards under. Wood effect vinyl flooring. Beach hut equipment to remain. Window hatch opening with sea views.

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.





H54 THE LEAS, FRINTON-ON-SEA, ESSEX, CO13 9NN





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Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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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