

Promenade Way, Brightlingsea
CO7 0LW
£25,000

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk



- **LOW MAINTENANCE BEACH HUT - CONVENIENT SPOT**
- **PRETTY "SEA SHORE THEME" INTERIOR**
- **READY TO USE AND ENJOY**
- **COMPLETE WITH CHAIRS AND LOTS OF EQUIPMENT**
- **FITTED KITCHEN UNITS ALONG BACK**
- **WATER STORE AND CALOR GAS TWO RING BURNER**
- **OPPOSITE LIDO POOL - SECONDS TO BEACH AND CAFE**
- **WINDOW TO REAR OVERLOOKING FIELD**
- **PRIVATE DECKING TO FRONT**
- **PARKING CLOSE BY**

EXCELLENT VALUE AND BRILLIANTLY LOCATED BEACH HUT CLOSE TO THE SWIMMING POOL AND SEA AND BACKING ONTO GRASSLAND

Fully updated INCLUDING HARDY PLANKED EXTERIOR ENSURING MINIMAL MAINTENANCE, which is ready to use with lots of extras included - located in a prominent position and benefiting from it's own private decked seating area with balustrade to the front and park views to the rear.

Patio set, cutlery, pots and pans etc, calor gas, water storage all included.

Parking close by along with the cafe, lido and of course the beautiful promenade and Marina

*****JUST TURN THE KEY AND START ENJOYING*****



THE TRANSFER OF OWNERSHIP FEE PAYABLE TO TENDRING DISTRICT COUNCIL IS £512.50

BEACH HUT SITE RENTAL PER ANNUM: (£260.87 FOR TENDRING RESIDENTS).

CORRECT AT TIME OF LISTING - TBC ON PURCHASE







Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.