

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**BEACH HUT NO. 33. "COD'S FOLLY" MILLIONAIRES ROW, BRIGHTLINGSEA**

**PRICE £49,000**

**WONDERFULLY POSITIONED BEACH HUT**

**WE ARE PLEASED TO OFFER FOR SALE THIS BEACH HUT, OVERLOOKING THE RIVER COLNE AND ADJACENT TO THE PADDLING POOL.**

**THE HUT IS CLAD AND HAS A PAVED FORECOURT.**

**THE CONTENTS INCLUDE A SHELF WITH STORAGE DRAWERS UNDER, STORAGE LOCKER WITH CUSHION, WINDBREAK, FOLDING CHAIRS AND WASHABLE FLOORING.**

**THE INTERNAL WALLS ARE PANELLED.**

**THE TRANSFER FEE IS £512.50 PAYABLE TO TENDRING DISTRICT COUNCIL.**

**SITE RENTAL IS £521.76 (£260.87 FOR TENDRING RESIDENTS)**

**VIEWING: BY APPOINTMENT THROUGH LUCAS ESTATE AGENTS.**

**ESTABLISHED 1935**

**Property Misdescription Act**

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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