



127

Kingsway, Hove Lawns, Hove, BN3 2FR

PRICE GUIDE

£29 000

Property Features

- HOVE LAWNS LOCATION
- SEA VIEWS
- RECENTLY REFURBISHED
- CLOSE TO LOCAL SHOPS

Full Description

BEACH HUT 127

HOVE LAWNS Beach Hut 127 is now available. With a choice of steps to the beach, water tap and a stroll along to The Lawns Cafe, this is an ideal location for enjoying Hove's beach front. The promenade runs along the England Coast Path from Eastbourne to Shoreham-by-Sea.

BUSINESS (NON DOMESTIC) RATES

Business Rates are a tax set by Government. They are charged on business properties - including beach huts.

More reading at <https://www.brighton-hove.gov.uk/business-and-trade/business-rates/business-rates>

Read more about non-domestic rates at <https://www.callawaysestateagents.co.uk/blog/beach-huts-non-domestic-rates/>

DOG FRIENDLY BEACHES

Dogs are permitted on all beaches in Brighton & Hove from 1 October to 30 April. During the rest of the years, dogs are only permitted on beaches listed as 'Dog Friendly Beaches' (and these are well signposted). For more information, go to <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/dogs-beach>

LICENCE FEE 2023/2024

An Annual Licence Fee is payable to Brighton & Hove City Council. For the period April 2023 to March 2024 the annual fee is £503.60 (including VAT) payable annually or by direct debit.

LIFEGUARDS

For details of Lifeguard Stations, go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/lifeguards>

PURCHASER INFORMATION

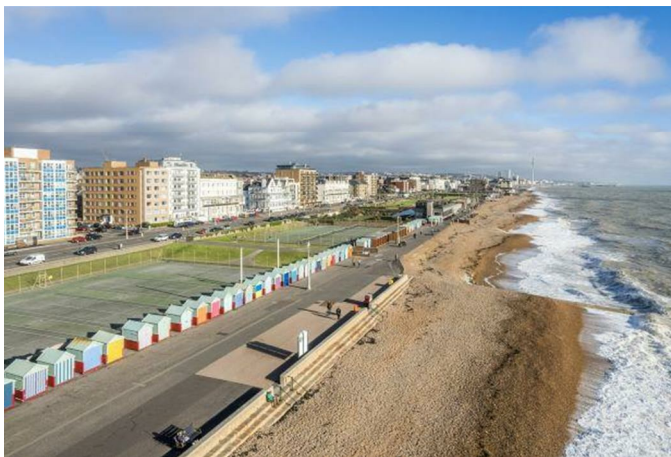
The Licence for Brighton & Hove Beach Huts is available for residents only and is granted for a minimum of three years.

Please refer to Brighton & Hove City Council Terms & Conditions of Licence - Hove Beach Huts - for details of use and decoration specifications.

RESIDENTS ALLOWED

Licences are available for a minimum of 3 years to Residents of Brighton & Hove City Council. Terms & Conditions apply. Go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/beach-huts-and-chalets>





SEAFRONT OFFICE

T. 01273 292715 / 6

141 King's Road Arches
Lower Esplanade
BRIGHTON
East Sussex BN1 2FN

You will find the Seafront Office between Brighton Pier and West Pier, located underneath the arches opposite the Brighton Centre on the lower promenade.

VIEWINGS

We will be happy to arrange your viewing on 01273-735237 or contact teamsales@callaways.co.uk for more details about beach huts.

WHAT WE LOVE ABOUT IT...

The location on Hove Lawns and the close proximity to the many bars, cafes and restaurants on Church Road.

WHY WE'RE SELLING...

"I can't explain how much our beach hut has meant to us over the many years of memory-making. We'll be sad to say 'Goodbye' but know that new owners will get as much enjoyment as we have."

DISCLAIMER

Warranty

Callaways Limited makes no warranty as to the accuracy of the information provided by the Seller. The property details are provided by the Seller and maintained by Callaways Limited. The Sales Particulars are prepared as an "as seen snapshot" of the property and its contents at the time of inspection and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of fixtures and fittings and equipment or as a structural survey report.

Sales Particulars

Callaways Limited is not an expert on fabrics, woods, materials etc, nor is a qualified surveyor or valuer; they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so. All items are in the condition as seen. Items left in beach huts, that have not been noted in the Sales Particulars are the sole responsibility of the Seller. The eventual accuracy of the Sales Particulars lies with the Seller. Any queries or discrepancies relating to the description or content will be addressed to the Seller.

VIEWINGS

Call Laura to arrange your viewing on 01273 735 237 or contact cs@callaways.co.uk for more details about beach huts

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71a Church Road
Hove
East Sussex
BN3 2BB

www.callawayestateagents.co.uk
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01273-735237

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements