



125

Kingsway, Hove, BN3 2BD

PRICE GUIDE  
£30,000





# Property Features

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- Close to Church Road Shops and Restaurants
- Popular Hove Lawns Location
- Sea Views
- Scallop Roof Pattern

## Full Description

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### BEACH HUT #125

Beach hut 125 is situated in the popular Hove Lawns area. 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.

### BEACH HUT - WHY WE LOVE IT

WE LOVE IT because of it's lovely condition and the unusual scallop decoration on the roof.

### BEACH HUTTER - WE LOVE IT TOO

"We are sad to be selling our base at the Seafront, however our son has outgrown the beach hut now and we don't use it as much as we did when he was young."

### BEACH HUT - RESIDENTS ALLOWED

#### RESIDENTS ALLOWED

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.

\* A resident is a person who lives somewhere permanently or on a long-term basis. It applies to Home Owners and Tenants who typically pay Brighton & Hove Council Tax.

### BEACH HUT - PURCHASER INFORMATION

Before buying a beach hut, please read carefully and familiarise yourself with Brighton & Hove's Terms & Conditions for buying a beach hut, details of use and decoration specification.

### BEACH HUTS - LICENCE FEE 2024/2025

An Annual Licence Fee is payable to Brighton & Hove City Council.

For the period April 2024 to March 2025 the annual fee is £521.33 (including VAT) payable annually or by direct debit. B & H Council will also increase their transfer fee charge in April 2024 to 4x the license fee or 10% of the selling price.

### BEACH HUTS – LIFEGUARDS

Do you enjoy swimming, paddle or kite-boarding?

Then you'll probably want to be near a life-guarded beach for safety purposes. Find out where the lifeguard posts are situated by clicking <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/lifeguards>





## 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](mailto:cs@callaways.co.uk) for more details about beach huts

## BEACH HUTS - SEAFRONT OFFICE CONTACT DETAILS

The Seafront Office issues licences for Hove beach huts.

You will need to attend the Seafront Office to sign the licence when you buy.

The Seafront Office is on the lower promenade between Brighton Pier and West Pier, located underneath the arches opposite the Brighton Centre.

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

Tel: 01273 292715 / 6

## DOG FRIENDLY BEACHES

Dogs are permitted on all beaches in Brighton & Hove from 1 October to 30 April. During the rest of the year, 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/libraries-leisure-and-arts/seafront/dog-friendly-beaches-map>

## BEACH HUT BUSINESS RATES

Business rates are a tax set by the government and are charged on business properties, including beach huts.

Refer to <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/>

## PARKING ZONE N

Making your trip to the beach hut on foot? The hut lies between Fourth Avenue and Grand Avenue.

Driving to the hut? Parking Zone N

## SEAFRONT OFFICE

Tel: 01273 292715 / 6

Address: 141 King's Road Arches

Lower Esplanade

BRIGHTON

East Sussex BN1 2FN

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