



422

Kingsway, Hove, BN3 4LX

PRICE GUIDE  
£29,000



# Property Features

- Beach Hut 422
- Plenty of activities at Hove Lagoon and the Hove Beach Park
- Minimum BHCC Licence 3 years
- Between Hove Lagoon and the sea with enviable views
- In need of doors to be repainted
- BHCC Terms & Conditions apply

## Full Description

### BEACH HUT 422

Visit Beach Hut 422 to appreciate its location between Hove Lagoon and the beach. With Hove Beach Park behind and already open, there'll be plenty to keep the whole family occupied.

### BEACH HUTS - PARKING

Making your trip to the beach hut on foot? The hut lies between

#### PARKING ZONE:

Driving to the hut? Make your way to Parking Zone: Meter parking is available along Kingsway as well as some of the neighbouring roads.

### 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>

### 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/>

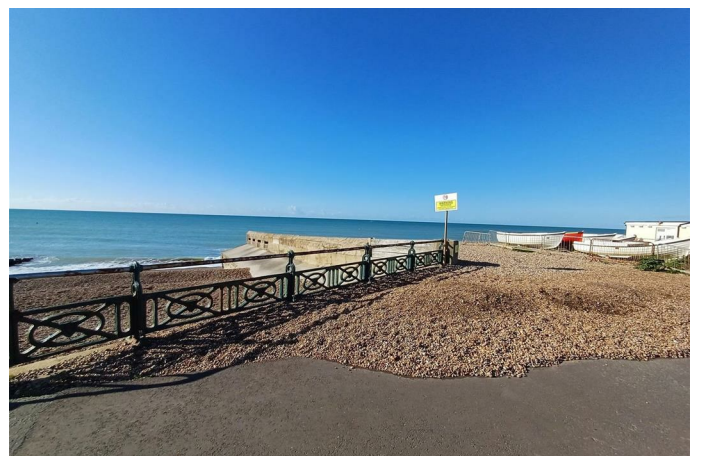
### BEACH HUTS - LICENCE FEE 2024/2025

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. The Transfer Fee:  
(a) The Transfer Fee shall be determined as the greater of:  
(i) 10% of the sale price between the Licensee and a new owner of the beach hut or  
(ii) Four times the licence fee (exclusive of value added tax) at the time the transfer completes.

### LIFEGUARDS

For details of Lifeguard Stations, go to <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

## 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>

## 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.

## WHY WE LOVE IT

Condition, location, destination - being more or less midway between Hove Lagoon and Rockwater, the place for coffee, eating, catching up with family and friends, with great views of the rolling or crashing waves depending on the season, this property on the prom is in good condition and makes it a great 'go-to' place for social and sporting occasions. Value added are sights along the coast...

## 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.

## 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.