



246

Kingsway, Hove, BN3 4FG

£28,000





# Property Features

- Beach Hut - Western Lawns
- Steps to beach
- Close to tap
- Expansive promenade
- Parking on Kingsway
- Available immediately
- Direct beach access close-by
- Near Rockwater
- Delightful coastal views
- Call 01273-735237 to view

## Full Description

### BEACH HUT 246

Fantastic beach hut near Rockwater on this popular stretch of Seafront between Hove Lagoon and King Alfred Sports Centre.

### BEACH HUT 246 - WHY WE LOVE IT

WE LOVE IT because the doors are painted a lovely shade of purple. There is easy access to the pebble beach opposite. The water is so inviting for swimming, paddle-boarding, or kite-surfing when the conditions are right.

### FROM THE BEACH HUTTER - WE LOVE IT TOO

"We love it too because the hut is protected by the sea wall but you still get a direct view of the sea. It is close to the showers and opposite the tap. We always make use of the free parking in Langdale Gardens and we have a lockable cupboard which fits our blow up paddle board."

### 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.

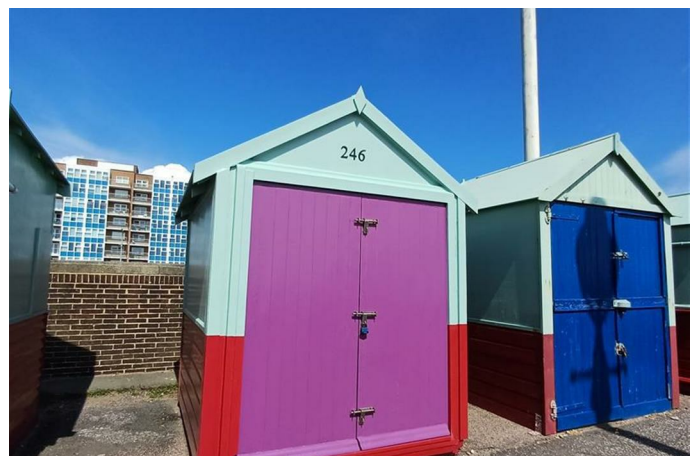
For the period April 2024 to March 2025 the annual fee is £521.33 (including VAT) payable annually or by direct debit. The Transfer Fee:

- (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.

### 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>



## 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 R

Making your trip to the beach hut on foot? The hut lies between Langdale Road and Walsingham Road.

Driving to the hut? Parking Zone R.

## 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 Heather to arrange your viewing on 01273-735237 or contact [teamsales@callaways.co.uk](mailto:teamsales@callaways.co.uk) for more details about beach huts

## 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.

North & South Studios 3  
Wilbury Grove  
Hove  
Brighton & Hove  
East Sussex

[www.callawaysestateagents.co.uk](http://www.callawaysestateagents.co.uk)  
[enquiries@callaways.co.uk](mailto:enquiries@callaways.co.uk)  
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