



269

Kingsway, Hove, East Sussex, BN3

PRICE GUIDE  
£28,000



# Property Features

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- Parking Zone R
- Close to Rockwater
- Backs on to refurbished courts
- Kingsway to the Sea location

## Full Description

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### BEACH HUT #269

Beach Hut 269 – A Perfect Coastal Retreat

Ideally positioned just steps from the beach and shimmering sea, Beach Hut 269 offers the ultimate escape for sunseekers, swimmers, and water sports enthusiasts.

Picture yourself basking in the sun, feeling the gentle sea breeze, and listening to the soothing rhythm of waves meeting the shore — this is beachside living at its best.

But it's not just about relaxation. For those who love to stay active, this hut is conveniently located near padel and tennis courts, making it the perfect base for a balanced day of sport and seaside serenity.

Moments from the beach

Steps from paddle & tennis courts

An unbeatable spot for sunshine, sport, and sea air

Beach Hut 269 – where every day feels like a holiday.

### BEACH HUT - WHY WE LOVE IT

WE LOVE IT...

Because of the fab location and bright pink doors.

### FROM THE BEACH HUTTER

We love it too because of the wonderful memories we have made here, it is the perfect spot for a cup of tea in the morning, watching the waves roll in.

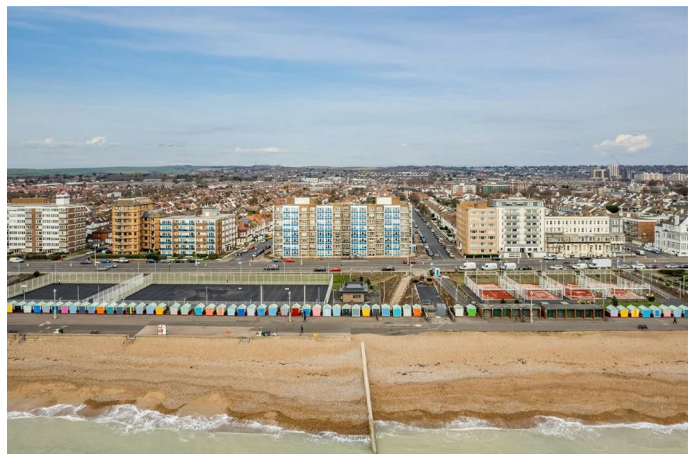
### BEACH HUT - RESIDENTS ALLOWED

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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 – 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 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/>

## 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 HUTS - LICENCE FEE 2025/2026

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

For the period April 2025 to March 2026 the annual fee is £518.70 (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) An Application Fee (exclusive of value added tax) at the time the transfer completes.

**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.

## 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