



290

Western Lawns, Hove, East Sussex

£28,000



Property Features

- BEACH HUT HOVE
- NEW INSTRUCTION
- PARKING ZONE: R & W
- POPULAR LOCATION
- O.I.R.O. £28,000

Full Description

BEACH HUT 290

Summer's approaching, with the call of the sea resounding. Summer breezes, evening strolls along the prom, a long, cool drink, stunning sunsets and maybe an early morning swim!

Beach Hut 290 is now available on Western Lawns to stake your claim on Hove promenade.

WHY WE LOVE BEACH HUT 290

With various access points to the beach, and a nearby tap, Beach Hut 290 has fabulous coastal views with the choice of seaside cafes and restaurants close by. Grab a coffee, an ice-cream, relax with your favourite author, stroll or enjoy the call of the sea.

Shelving and storage provide for your beach paraphernalia.

FROM THE BEACH HUTTER

"Our beach hut has been our go-to destination for many years while our kids were growing up. Now they've flown the nest, we've decided to take the next step in our lives and regretfully sell our hut."

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 - PARKING

PARKING ZONE: R and W

Meter parking is available along Kingsway as well as some of the neighbouring roads, as are bus stops.

BEACH HUTS - 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.

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.





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 for more details about beach huts

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/>

BEACH HUTS - LICENCES

The Seafront Office issues licences for Hove beach huts. You will need to attend the Seafront Office to sign the licence when you buy. It 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

INSURANCE

Insurance: Brighton & Hove City Council require insurance to be held on your beach hut. Callaways can provide details.

MAINTENANCE

Maintenance: Beach huts require regular maintenance, which can be carried out on a DIY basis or by a beach hut specialist.

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.