



333

Kingsway, Hove, BN3 4FA

PRICE GUIDE  
£29,000

# Property Features

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- Hove Beach Park location
- Close to Rockwater
- Open to reasonable offers
- Steps to beach opposite
- Great condition
- Parking Zone R

## Full Description

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### BEACH HUT #333

Beach Hut 333 – Seaside Bliss in a Prime Hove Location

It's easy to see why beach huts remain a beloved part of coastal life – with their splash of colour, sun-soaked doors, sparkling sea views, and the simple joy of having a place to just be.

Hut 333 is perfectly placed on the western end of Hove Promenade, just behind the beautifully renovated Hove Beach Park. This fantastic location puts you within easy reach of Hove Lagoon and the vibrant Rockwater venue – ideal for seaside strolls, paddleboarding, and sunset drinks.

Getting there is a breeze: head south from Kingsway/Berriedale Avenue, turn left when you hit the prom, and you'll find Hut 333 just a few doors along – your perfect seaside escape.

Brilliantly located for both relaxation and recreation  
Close to coastal favorites and local amenities  
A colourful hideaway by the sea

Hut 333 – your own patch of paradise on the promenade.

### BEACH HUT - WHY WE LOVE IT

WE LOVE IT...

Because apart from being an 'escape to the coast', condition, location, destination tick the boxes if you wish to be near Hove Lagoon with Big Beach Cafe and Rockwater. Reminiscent of times gone by, beach huts are a great way to catch up with friends and family. Gazing out to sea whatever the weather, rolling or crashing waves, reflections of sky in a summer's day sea, plus a magnificent coast-line for added value.

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

We love it too because of the great beach hut community and the fantastic location.

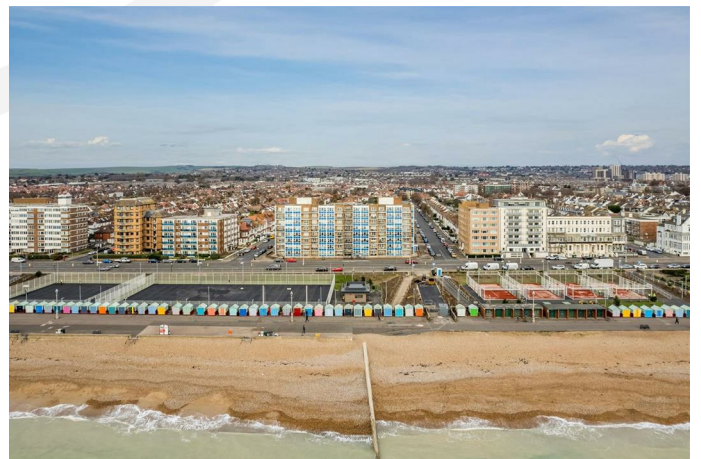
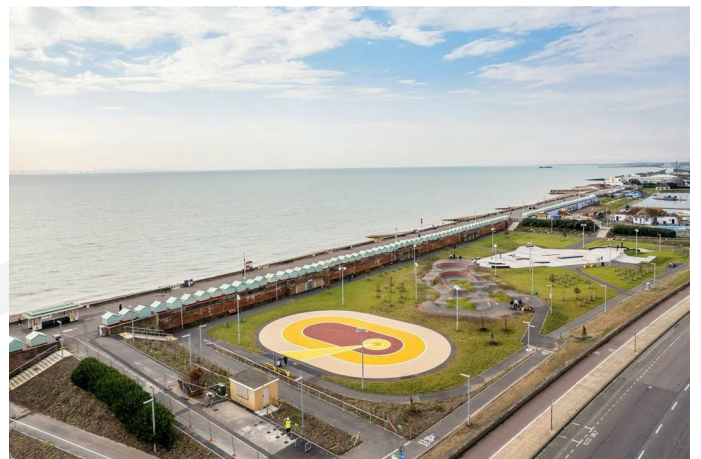
### BEACH HUT - RESIDENTS ALLOWED

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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.



## 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 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 - 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

## 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 - 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) Four times the licence 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.