



224

Kingsway, Hove, East Sussex, BN3 3JQ

PRICE GUIDE  
£32,000

# Property Features

- Padel Courts behind
- Close to Rockwater
- Direct Sea Access
- Great Condition



## Full Description

### BEACH HUT #224

Beach Hut 224 with uninterrupted views of the sea it is the perfect place to relax and unwind - or make use of the Padel courts, Table Tennis and Tennis courts behind!

### FROM THE BEACH HUTTER - WHY WE LOVE IT WE LOVE IT...

Because of the hut's prime location. We absolutely love the spot, close to Rockwater and the new Padel courts, we also enjoy the direct view sea views with no sea wall in the way. We will be sad to let it go...

### BEACH HUT - WE LOVE IT TOO

Because apart from being an 'escape to the coast', condition, location, destination tick the boxes if you wish to be within walking distance to Hove Lagoon with Big Beach Cafe and close to Rockwater.

### 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

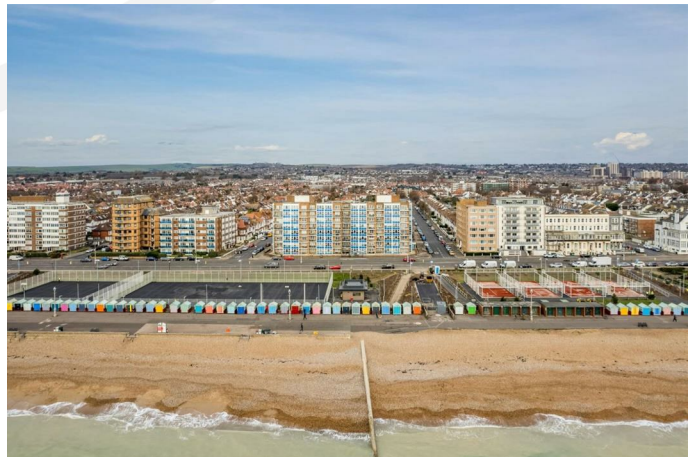
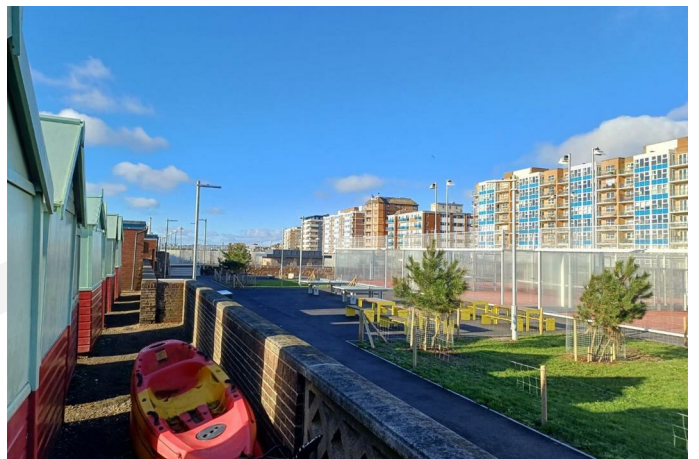
Before buying a beach hut, please read carefully and familiarise yourself with Brighton & Hove's Terms & Conditions for buying a beach hut, details of use and decoration specification.

### BEACH HUTS - LICENCE FEE 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.





## 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/>

## 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

## 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

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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