



## Beach Hut 269

Kingsway, Hove, East Sussex, BN3 4FA

£32,500

Callaways 01273 735237 | 59 Church Road HOVE BN3 2BD

# Property Features

---

- Western Lawns
- Good condition
- Expansive promenade
- Water taps close by
- Steps to beach
- Available NOW
- Local Amenities
- Parking on Kingsway

## Full Description

---

### BEACH HUT 269

Beach Hut 269 is pretty in pink. Between Langdale Road, Langdale Gardens and Carlisle Road, you have plenty of amenities within your reach - Kingsway Bowling Club, Tennis Courts, Rockwater and a prom to take you east towards Brighton and i360, or west towards Hove Lagoon. Inside there is bench storage, a cupboard and shelving for all your beach knick-knacks, directors and deck chairs, and awning. The beach hut backs onto Western Lawns/Kingsway.

### WHY WE LOVE IT!

Location! Such an ideal spot to enjoy the promenade, beach or take a dip in the sea. You're also very close to all other amenities along Hove's seafront.

### FROM THE BEACH HUTTERS

"Our beach hut has been an integral part of our family's lives for the past 10 years - but now it's the end of an era. We have sweet memories of times spent with family and friends in our hut".

### LICENCE CONDITIONS

The Licence for Brighton & Hove Beach Huts is available for residents only. The Licence 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.

### ANNUAL LICENCE FEE 2021/22

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

For the period April 2021 to March 2022 the annual fee is £416.20 (including VAT) payable annually or by direct debit.



### DOGS WELCOME

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/content/leisure-and-libraries/seafront/dogs-beach>

### RESIDENCY

The Licence for Brighton & Hove Beach Huts is available for residents only.

### LIFEGUARDS

See <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/lifeguards>

### SEAFRONT OFFICE ADDRESS & CONTACT TEL.

141 King's Road Arches

Lower Esplanade

BRIGHTON

East Sussex BN1 2FN T: 01273 292715 / 6

### SEAFRONT OFFICE DIRECTIONS

You will find the Seafront Office between Brighton Pier and West Pier. It is located underneath the arches opposite the Brighton Centre on the lower promenade.

### BOOK YOUR VIEWING

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