



334

Beach Hut, Western Lawns, Hove, East Sussex, BN3 4LN

PRICE GUIDE  
£27 500

# Property Features

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- HOVE BEACH HUT
- AVAILABLE NOW
- WESTERN LAWNS
- GREAT LOCATION

## Full Description

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### BEACH HUT 334

\*WESTERN LAWNS\* Beach Hut 334 is now available. With a choice of steps to the beach, water tap and a stroll along to Hove Lagoon or Rockwater, this is an ideal location for enjoying Hove's beach front. The promenade runs along the England Coast Path from Eastbourne to Shoreham-by-Sea.

### WE LOVE IT BECAUSE...

"Condition, location, destination" - more or less midway between Hove Lagoon and Rockwater, the place for coffee, eating, catching up with family and friends, with great views of the rolling or crashing waves depending on the season, this property on the prom is in good condition and has been repainted in May 2023. It makes a great 'go-to' place for social and sporting occasions.

### FROM THE BEACH HUTTER

"Our beach hut has been our place of relaxation since 2017. Watching the strollers, joggers and dog-walkers makes it easy for the day to go drifting by, a casual glance out to sea brings infinite joy. Our beach-hut days are over as our interests are now taking a new turn."

### DOG FRIENDLY BEACHES

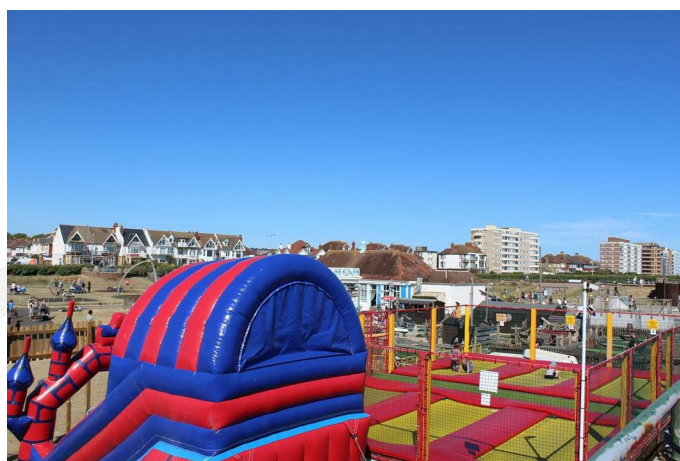
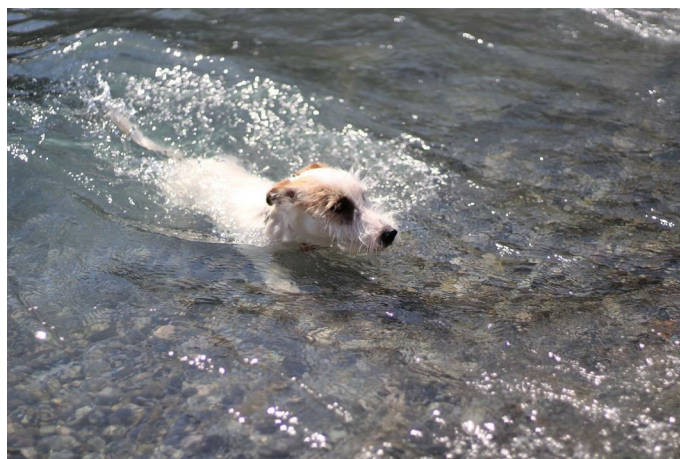
Dogs are permitted on all beaches in Brighton & Hove from 1 October to 30 April. During the rest of the year, dogs are only permitted on beaches listed as dog friendly beaches (and these are well signposted). For more information, go to <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/dogs-beach>

### LIFEGUARD STATIONS

If you enjoy the seawater for swimming, paddle-boarding, kite-surfing or body boarding, you will want to know the location and details of Lifeguard Stations. Go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/lifeguards>

### ANNUAL LICENCE FEE & INFORMATION

The Licence for Brighton & Hove Beach Huts is available for residents only and is granted for a minimum of three years. 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. Refer to Brighton & Hove City Council Terms & Conditions of Licence - Hove Beach Huts - for details of use and decoration specifications.



## BUSINESS RATES

Business rates are a tax set by the government and are changed 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/> You may be able to apply for relief, dependent on your circumstances.

## PARKING ZONE: W & R

### 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.