CALLAWAYS
ESTATE AGENTS

459

Kingsway, Hove, BN3 4FT

PRICE GUIDE

£28,000

Property Features

- Quiet beach location
- Hove Lagoon location
- Close to new Hove Beach Park
- Custom made windbreak
- Direct beach access
- Big Beach Cafe

Full Description

BEACH HUT #459
Beach Hut 459 is easy to spot; it sits between Hove Lagoon and the sea on the promenade, the last of the huts! Let Hove Lagoon's play park, paddling pool and lagoon keep the children entertained during holidays, weekends and after school. The Big Beach Café offers drinks and snacks to keep hunger at bay after working up an appetite with a walk or jog along the prom. In built storage and a custom made wind break in the beach hut red and green colours.

BEACH HUT - WHY WE LOVE IT
WE LOVE IT...
Because of the great location close to the lagoon with all of its fantastic amenities including sailing and a new sauna.

FROM THE BEACH HUTTER - WE LOVE IT TOO
We love it too because of the fond memories we have, particularly joining in for the festive Hove Beach Huts open day in 2021.

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.

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 £518.60 (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.

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 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

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 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/

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.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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