



166

Kingsway, Western Lawns, Hove, BN3

PRICE GUIDE  
£29,850

# Property Features

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- Dog Friendly Beach
- Direct Access to Sea
- Near Car Park
- Western Lawns

## Full Description

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### BEACH HUT #166

The beach hut is situated on the most popular Western Lawns site, conveniently positioned close to Lex's Cafe, the King Alfred car park and a small walk to the toilets, Rockwater restaurant and Morocco's cafe. There is direct access onto the dog friendly beach and behind the hut are luscious green lawns perfect for setting up extra party activities and family gatherings.

The designated dog friendly beach is excellent for bringing your dogs all year round, and it also has the Lifeguards stationed here during season.

There is also the amazing redevelopment happening behind the hut along the Kingsway, building brand new tennis courts, bowling, cafes, toilets, skateboarding etc.

### BEACH HUT - WHY WE LOVE IT

WE LOVE IT because of the great location on the prom- with the sound, sight and breath of the sky, waves and sea breeze. All you need to do is throw open the doors, unpack your deck chairs and table from the large storage box, roll out the green carpet and add the handmade windbreak to either side of the hut for extra privacy or shelter from the breeze...

If you enjoy sporting activities, you can store and change into all your swimming costumes, wet suits, foot covers (for the pebbles) and anything else to enhance your experience.

You can use the hut for any occasion, alone time, family and friends, parties, celebrations, surprise gatherings, or simply sitting with a glass of wine watching the extraordinary sunrise or sunsets

### From the beach hutter - WE LOVE IT TOO

"We can't explain how much our beach hut has meant to us over the many years of memory-making. We are sad to say 'Goodbye' but we know that the new owners will absolutely love it and they will get as much if not more enjoyment as we have. It's so much fun choosing your beach hut door colours... We designed the beach hut doors with a liquorice all-sorts themed palette, we've let them fade so you can plan your unique favourite beach hut doors, with the colours you love... the beach hut has had layers of internal and external wood treatment and too much paint in places so it will need a sandpapering and retouching. This is reflected in the lowered price."

### 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.



## 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 HUTS - LICENCE FEE 2024/2025

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

For the period April 2024 to March 2025 the annual fee is £521.33 (including VAT) payable annually or by direct debit. B & H Council will also increase their transfer fee charge in April 2024 to 4x the license fee or 10% of the selling price.

## 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 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

## 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/>

## PARKING ZONE R

The hut lies between Westbourne Villas and Princes Crescent

## SEAFRONT OFFICE

Tel: 01273 292715 / 6

Address: 141 King's Road Arches

Lower Esplanade

BRIGHTON

East Sussex BN1 2FN

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