



403
Kingsway, Hove, East Sussex, BN3 2JA

PRICE GUIDE
£25 000



Property Features

- BEACH HUT HOVE LAGOON
- STUNNING COASTAL VIEWS
- REFRESHMENTS AVAILABLE AT BIG BEACH CAFE
- BACKING ONTO NEW HOVE BEACH PARK

Full Description

Beach Hut 403

Beach Hut 403 close to the excellent location of Hove Lagoon - a location popular with all generations of the family. The Lagoon, Big Beach Cafe and children's paddling pool and play area are all within a stone's throw.

Hove Deep Sea Anglers Club is at Western Esplanade, near Hove Lagoon. Work is well underway at Hove Beach Park which will offer a multitude of amenities and sports facilities. Kingsway lies on Bus Route 700 with stops close by.

WHY WE LOVE BEACH HUT 403

WE LOVE IT because of its long family association and spectacular coastal views.

BEACH HUTTER'S QUOTE

"We love it for the great location and many long happy memories of days at the beach".

RESIDENTS ALLOWED

The Licence for Brighton & Hove Beach Huts is available for residents* only and is granted for a minimum of three years.

Refer to Brighton & Hove City Council Terms & Conditions of Licence - Hove Beach Huts - for details of use and decoration specifications.

* Resident is a person living somewhere permanently or on a long-term basis. It applies to Home Owners and Tenants who typically pay Brighton & Hove Council Tax.

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 £521.23 (including VAT) payable annually or by direct debit. The Licence Fee is payable on 1 April each year. Details of the Licence Fee payable in any year shall can be found on the Council's website. Any increased Licence Fee shall be notified to the Licence Holder at least 1 month prior to 1 April in any year.

LIFEGUARDS

For details of Lifeguard Stations, go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/lifeguards>

BUSINESS (NON DOMESTIC) RATES

Business Rates are a tax set by Government. They are charged on business properties - including beach huts.

More reading at <https://www.brighton-hove.gov.uk/business-and-trade/business-rates/business-rates> and a cautionary tale at <https://www.callawaysestateagents.co.uk/blog/beach-huts-non-domestic-rates/>



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' (these are well signposted). For more information, go to <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/dogs-beach>

BEACH HUTS - PARKING

Making your trip to the beach hut on foot? There is some temporary disruption due to construction of Hove Beach Park.

PARKING ZONE: W & R

Driving to the hut? Meter parking is available along Kingsway as well as some of the neighbouring roads. We understand you can also park on nearby Wish Road where there is no charge in the specified hours.

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

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