



232

Kingsway, Hove, BN3 3JQ

PRICE GUIDE  
£34,000



# Property Features

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- Beach Hut near Rockwater
- Easy parking access
- Direct beach access
- Perfect for seaside fun
- Great for summer days
- Backs onto Tennis court
- Next to the shower
- Located in Kingsway, Hove
- Ideal for beach lovers
- Viewing recommended

## Full Description

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### BEACH HUT #232

Beach Hut 232 situated conveniently near the popular Rockwater, this hut boasts easy access to the beach, making it an ideal spot for sunbathing, swimming, or enjoying leisurely strolls along the promenade.

### BEACH HUT - WHY WE LOVE IT WE LOVE IT...

Because the beach hut is perfectly positioned at the end of the line, providing a sense of privacy while still being close to local amenities. With the added benefit of being adjacent to a Padel court, you can enjoy a game of sport before unwinding by the sea. The proximity to parking ensures that your visits are hassle-free, allowing you to focus on relaxation and enjoyment.

### BEACH HUTTER - WE LOVE IT TOO

We love it too because of the great location. Everything is within easy reach and we have loved every moment owning this hut.

### BEACH HUT - RESIDENTS ALLOWED RESIDENTS ALLOWED

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

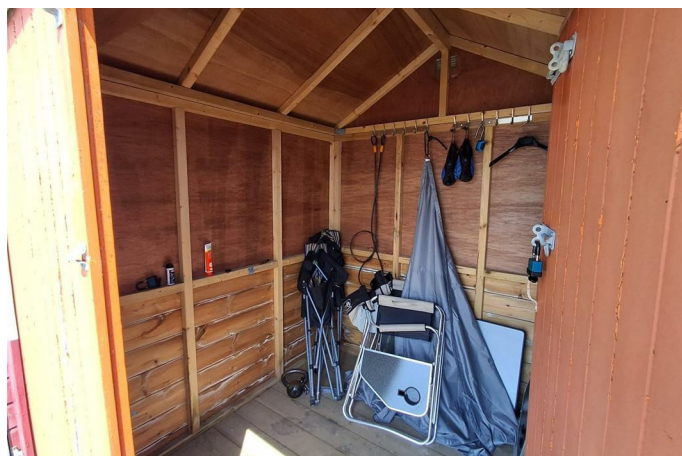
Please refer to Brighton & Hove City Council Terms & Conditions of Licence - Hove Beach Huts - for details of use and decoration specifications.

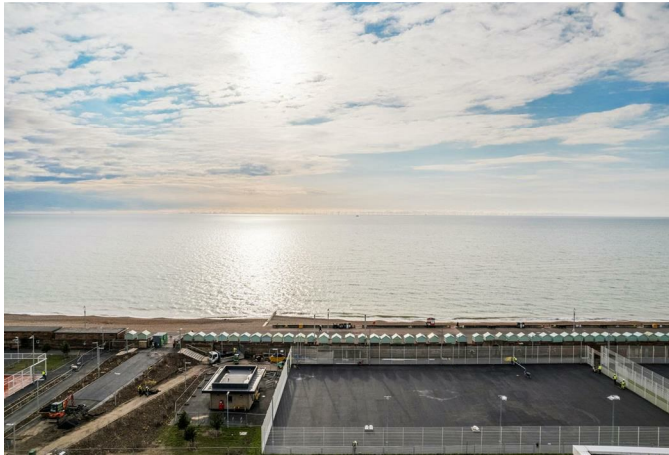
\* A resident is a person who lives somewhere permanently or on a long-term basis. It applies to Home Owners and Tenants who typically pay Brighton & Hove Council Tax.

### BEACH 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>





## 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 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 £518.70 (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.

## 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 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/>

## 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>

## 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.