



430

Kingsway, Hove Lagoon, Hove, East Sussex, BN3 4LE

PRICE GUIDE
£25,000

Property Features

- NEW INSTRUCTION HOVE • BETWEEN HOVE LAGOON & SEA
- EXCELLENT CONDITION • SPORTS AND AMENITIES CLOSE BY
- NEAREST PARKING ZONES • DIRECT SEA VIEWS W & R

Full Description

BEACH HUT #430

Beach Hut 430 for sale in the excellent location of Hove Lagoon - popular with all generations of the family. The Lagoon, children's paddling pool and play area are all within a stone's throw. Newly refurbished to a high standard.

Hove Deep Sea Anglers Club is at Western Esplanade, near Hove Lagoon. The hut lies between Glendor and Saxon Road.

Bus Route 700 stop close by.

WHY WE LOVE IT!

There's more than one good reason - amenities for small and older children at Hove Lagoon, with the beach and sea opposite. You can promenade along the 53 km (33 miles) stretch of the England Coast Path (ECP) stretching from Shoreham-by-Sea to Eastbourne and stop at the cafes/restaurants along the way.

FROM THE BEACH-HUTTER

"We have so many happy memories of our time spent at the beach hut - and we have new dreams to follow."

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.

<https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/beach-huts-and-chalets>

*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 - 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.

PURCHASER INFORMATION

Before buying a beach hut, please read carefully and familiarise yourself with Brighton & Hove's Terms and Conditions for buying a beach hut.

<https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/beach-huts-and-chalets>

LIFEGUARDS

If your favourite sport is swimming, paddle or kite-surfing, then you'll probably want to know where the life-guarded beaches are for safety purposes. Find out where the lifeguard towers are located by going to <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 for more details about beach huts

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 sign-posted).

For more information, go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/dog-friendly-beaches-map>

SEAFRONT OFFICE 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. Its location 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

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/>

VIEWINGS

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PARKING ZONE: W & R

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