



319

Kingsway, Hove, East Sussex, BN3 4FA

PRICE GUIDE
£27,500

Property Features

- Close to Hove Beach Park
- Refurbished tennis courts and padel courts on Kingsway
- Steps to beach
- Great condition
- Black and white striped doors
- Parking zone W

Full Description

BEACH HUT #319

Beach Hut 319 is perfectly positioned on the vibrant Hove promenade, it has direct access to the beach just steps away, making it an ideal spot for sunbathing, picnicking, or enjoying leisurely strolls along the shore. The beach hut is conveniently located opposite the steps to the beach. Behind the hut, the newly developed Hove Beach Park adds to the appeal, providing a lovely green space for relaxation and recreation. This park is perfect for families, offering a safe environment for children to play and for adults to unwind amidst nature. With its prime location and proximity to local amenities, it is an excellent choice for those looking to embrace the beach lifestyle in Hove. Don't miss the chance to make this delightful beach hut your own, it is more than a structure, it is a way of life.

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

Because of the ideal location between the lagoon and Rockwater.

FROM THE BEACH HUTTER - WE LOVE IT TOO

We love it too because of all the lasting memories that were made whilst being the proud owner of this hut and belonging to the wonderful Hove Beach Hut community.

BEACH HUT - RESIDENTS ALLOWED RESIDENTS ALLOWED

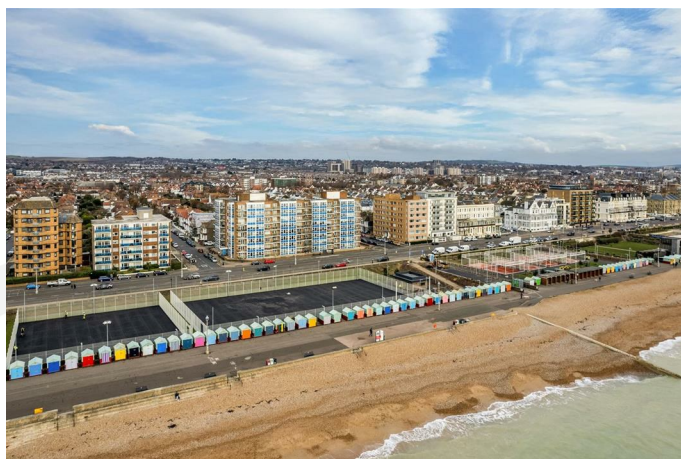
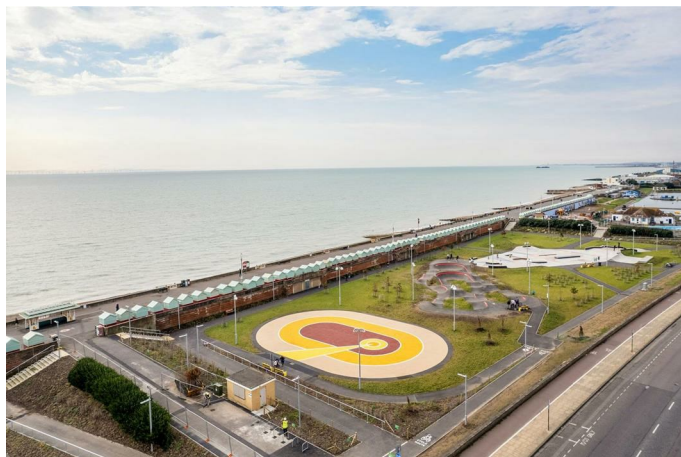
The Licence for Brighton & Hove Beach Huts is available for residents* only and is granted for a minimum of three years.

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 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 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. 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 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>

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.