



335a

Kingsway, Hove, East Sussex, BN3 4FA

PRICE GUIDE
£24,000

Property Features

- Beach Hut near Hove Lagoon
- Backs onto Hove Beach Park
- Sea Views
- Viewing Recommended

Full Description

WHY WE LOVE 335A

Condition, location, destination - being more or less midway between Hove Lagoon and Rockwater, the place for coffee, eating, catching up with family and friends, with great views of the rolling or crashing waves depending on the season, this property on the prom is in good condition and makes it a great 'go-to' place for social and sporting occasions. Value added are sights along the coast...

BEACH HUT 335a

Beach Hut #335a – Endless horizons, right at your beach hut step! This delightful beach hut offers a rare opportunity to embrace the lifestyle of promenade and activities.

This beach hut has been used frequently by its current owners since 2019. It contains a drop down table, storage seating and accessories.

BEACH HUTS - PARKING

Making your trip to the beach hut on foot? The hut lies close to Wish Road Parking Zone W.

Meter parking is available along Kingsway as well as some of the neighbouring roads.

RESIDENTS ALLOWED

Licences are available for a minimum of 3 years to Brighton & Hove City Council Residents. Terms & Conditions apply. Go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/beach-huts-and-chalets>

PURCHASER INFORMATION

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.

LICENCE FEE 2025/2026

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

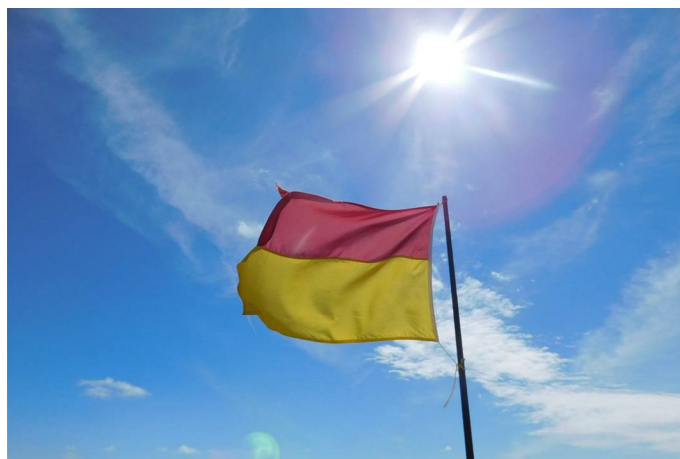
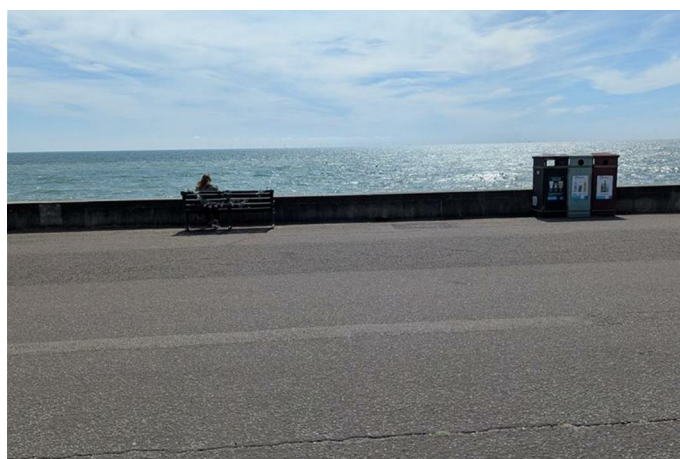
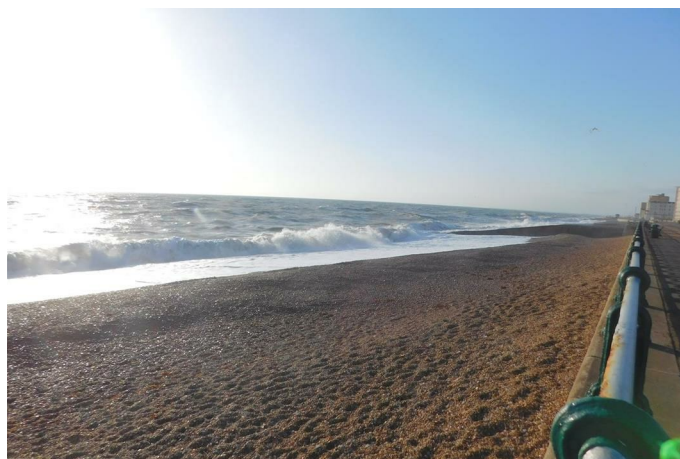
For the period April 2025 to March 2026 the annual fee is £518.70 (including VAT) payable annually or by direct debit.

New from April 2025 - Transfer Fee:

- (a) The Transfer Fee shall be determined as the greater of:
- (i) 10% of the sale price between the Licensee and the new owner of the beach hut or
 - (ii) Four times the licence fee (exclusive of value added tax) at the time the transfer completes.

LIFEGUARDS

Details of Lifeguard Stations can be found at <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 signposted). For more information, go to <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/dogs-beach>

BUSINESS (NON DOMESTIC) RATES

Business Rates are a tax set by Government. They are charged on business properties - including beach huts. See more at <https://www.brighton-hove.gov.uk/business-and-trade/business-rates/business-rates> and non-domestic rates at <https://www.callawaysestateagents.co.uk/blog/beach-huts-non-domestic-rates/>

VIEWINGS

We will be happy to arrange your viewing. Call us on 01273-735237 or contact teamsales@callaways.co.uk for more details about beach huts.

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VIEWINGS

You can arrange your viewing by calling 01273 735237 or emailing enquiries@callaways.co.uk for more details about viewing or beach huts in general.

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.