



265

Kingsway, Hove, East Sussex, BN3 2PU

PRICE GUIDE
£25,000



Property Features

- Sea Views
- Near public conveniences
- Short walk to Rockwater
- Licence paid until April 2027
- Close to water taps
- Tennis and Padel Courts
- Hove Beach Park location



Full Description

BEACH HUT #265

Perfectly positioned just moments from the tennis and padel courts, this vibrant orange beach hut offers the ultimate seaside lifestyle. Enjoy a short stroll to the buzzing atmosphere of Rockwater, the popular beachfront sports hub Yellowwave Beach cafe, and the stylish beachfront dining and drinks at Babble. Whether you're looking to relax by the sea, stay active, or soak up the social scene, this prime location places everything right on your doorstep.

BEACH HUT - WHY WE LOVE IT

Because of the fantastic location, nearby cafes, free parking and public conveniences.

FROM THE BEACH HUTTER- WHY WE LOVE IT

It is in the perfect spot on a wide promenade. Cafes, parking and public conveniences. After 30 years of owning a beach hut it is time for someone else to enjoy her. Recently painted outside she is in great condition with shelves on one side and one above the door.

BEACH HUT - RESIDENTS ALLOWED RESIDENTS ALLOWED

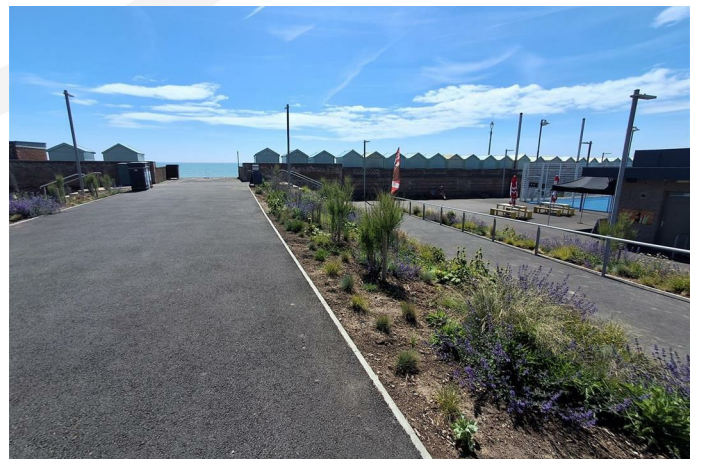
The Licence for Brighton & Hove Beach Huts is available for residents* only can purchase and is granted for a minimum of three years.

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.



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

BEACH HUTS - LICENCE FEE 2026/2027

An Annual Licence Fee is payable to Brighton & Hove City Council. For the period April 2026 to March 2027 the annual fee is £534.27. (including VAT) payable annually or by direct debit per month.

To be paid by the seller. 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 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>

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/>

PARKING ZONE

Driving to the hut? Parking Zone W free between 11am and 7pm.

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.