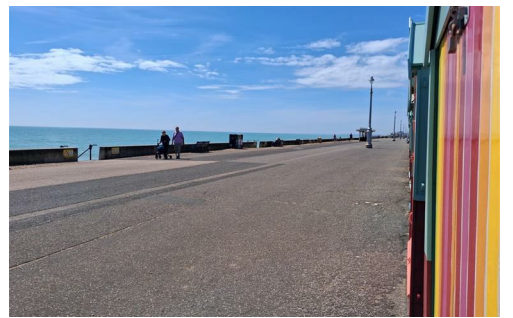




252

Kingsway, Hove, East Sussex, BN3 4FA

PRICE GUIDE
£28,000

Property Features

- Sea Views
- Close to Rockwater
- Brightly coloured doors
- Hove Beach Park Location

Full Description

BEACH HUT 252

Beach Hut 252 is located in front of the newly refurbished Hove Beach park tennis courts and is a short walk to Rockwater.

WHY WE LOVE BEACH HUT 252

Because of the beautifully painted bright doors.

FROM THE BEACH HUTTER

My hut has recently been painted and is in good condition the annual fee just paid until March 2027.

BEACH HUT - RESIDENTS ALLOWED

The Licence for Brighton & Hove Beach Huts is available for residents only.

The Licence 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.

LIFEGUARD SERVICES

See <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/lifeguards>

DOG FRIENDLY

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/content/leisure-and-libraries/seafront/dogs-beach>

BEACH HUT VIEWINGS

Call Heather to arrange your viewing on 01273-735237 or contact heather@callaways.co.uk for more details about beach huts

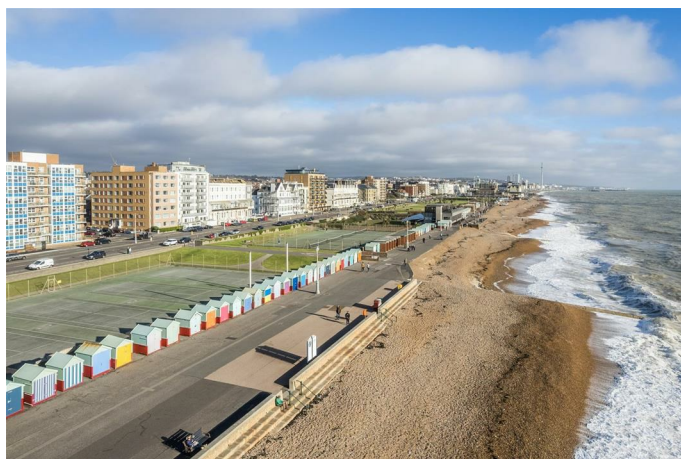
BEACH HUTS - LICENCE FEE 2026/2027

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 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

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.

North & South Studios, 3
Wilbury
Hove
Brighton & Hove
East Sussex

www.callawayestateagents.co.uk
cs@callaways.co.uk
01273-735237

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements