



Beach Hut
Kingsway, Hove Esplanade, BN3 4JP

PRICE GUIDE
£27,000

Property Features

- Parking Zone W
- Freshly painted
- Close to Rockwater
- Near to lagoon
- Sea Views
- Windbreak and chairs can be included
- New Hove Beach Park location
- Great location

Full Description

BEACH HUT #356

Beach Hut 356 – Seaside Bliss in a Prime Hove Location

It's easy to see why beach huts remain a beloved part of coastal life – with their splash of colour, sun-soaked doors, sparkling sea views, and the simple joy of having a place to just be.

Hut 356 is perfectly placed on the western end of Hove Promenade, just behind the beautifully renovated Hove Beach Skate Park. This fantastic location puts you within easy reach of Hove Lagoon and the vibrant Rockwater venue – ideal for seaside strolls, paddleboarding, and sunset drinks.

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

Because of the wonderful sunset colours, so bright and vibrant.

FROM THE BEACH HUTTTER - WE LOVE IT TOO

We had many happy times at the beach hut and we will be sad to let it go. We hope the next owners will cherish every moment,

BEACH HUT - RESIDENTS ALLOWED RESIDENTS ALLOWED

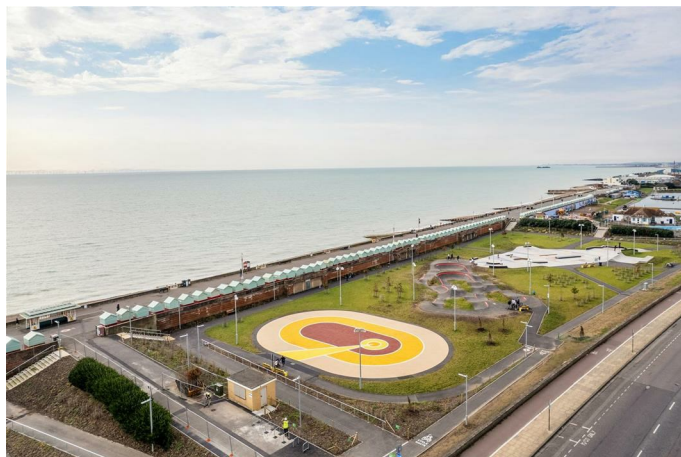
The Licence for Brighton & Hove Beach Huts is available for residents* only and is granted for a minimum of three years.

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.



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

Making your trip to the beach hut on foot? The hut lies near Berriedale Avenue.

Driving to the hut? Parking Zone R or W where you'll probably want to be.

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.